

## Attachment A

<b>Use Group:</b>	Community spaces and libraries
<b>Use(s):</b>	A. Multipurpose community rooms & Community venues (includes community halls)

Community meeting spaces can be measured and assessed just in terms of the multipurpose rooms they provide but they can also be assessed as whole facilities. For this reason, this assessment considers the following uses together:

- Multipurpose community room
- Community venue – local
- Community venue – district
- Community venue – municipal

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*Summaries of the key findings from this assessment are provided in the main Community Infrastructure Needs Analysis Key Findings & Recommendations report.*

*Detailed assessment results are provided in Part B to this report. Where available, Building Condition audits and Fitness for Purpose assessments that have informed the Suitability Assessment may be requested directly from Moorabool Shire Council.*

## Definition(s):

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### Multipurpose community room:

A room suitable for general purpose use by the community such as meetings, events or indoor recreation. Generally a minimum size large enough to accommodate at least 10 people around a central table, Equipped with suitable furniture (tables and chairs) in the room or easily available. Access to suitable kitchen facilities and toilets.

### Community venue – local:

Either:

a facility providing one or more multipurpose community rooms, where the largest room can seat at least 20 people around one or more tables,

or, a facility providing one or more multipurpose community rooms, that is intended and is able to serve a ‘local’ community of up to 5,000 people.

with access to suitable kitchen or food preparation facilities, accessible toilets (male, female or unisex), and suitable storage for chairs, tables and other equipment.

Fit out of the facility must be suitable for meetings, small community events, playgroups, youth and seniors groups and community arts.

### Community venue – district:

Either:

a facility providing two or more multipurpose community rooms that can be used concurrently by separate users, where the largest room can seat at least 50 people around one or more tables,

or, a facility providing two or more multipurpose community rooms, that is intended and is able to serve a ‘district’ community of more than 5,000 people and up to 10,000 people.

with access to suitable kitchen or food preparation facilities, accessible toilets (male, female or unisex), and suitable storage for chairs, tables and other equipment.

Fit out of the facility must be suitable for meetings, small community events, playgroups, youth and seniors groups and community arts.

### Community venue – municipal:

Either:

a facility providing two or more multipurpose community rooms that can be used concurrently by separate users, where the largest room can seat at least 200 people around one or more tables, plus a secondary room that can seat at least 50 people around one or more tables

or, a facility providing two or more multipurpose community rooms, that is intended and is able to serve a ‘municipal’ community of more than 10,000 and up to 30,000 people or more.

with access to a registered (commercial) kitchen suitable to cater for 250 people, accessible toilets (male, female or unisex), and suitable storage for chairs, tables and other equipment.

Fit out of the facility must be suitable for a broad range of uses including playgroups, youth and seniors groups, community arts and performances.

## Notes

### *Revision and update of the Quantity Standards*

The Quantity Standards are directly informed by the current levels of public use that existing facilities receive. This is because Council cannot reasonably determine Quantity Standards without first understanding how well, or how poorly, existing facilities are used.

The current Quantity Standards for multipurpose community rooms and community venues have been informed by the findings of the Utilisation Assessment which identified low levels of utilisation of many existing facilities. It may be that the low utilisation of facilities shown in 2018 is due to the current supply being dominated by older, traditional standalone facilities that are not as attractive for use. If more contemporary fit outs and/or integrated facilities are shown to be more popular, then future utilisation rates may increase. As a result, the Quantity Standards should be revised to reflect these higher rates of utilisation.

## Existing infrastructure

The following facilities were recorded through the Community Infrastructure Audit and assessed for this report:

COMMUNITY VENUE	Local	District	Municipal	MULTIPURPOSE COMMUNITY ROOM	# rooms
<b>Suitable and available for general public use (included in analysis)</b>					
Andy Arnold Centre & Quamby Room, Bacchus Marsh	✓			Main hall	1
Bacchus Marsh Community College (The Laurels), Bacchus Marsh	✓			Meeting rooms	2
Bacchus Marsh Leisure Centre meeting room and hall		✓		Meeting room, hall	2
Bacchus Marsh Public Hall and Supper Room, Bacchus Marsh			✓	Public Hall, Supper Room	2
Bacchus Marsh West Golf Club Pavilion and Clubrooms, Maddingley	✓			Social room	1
Ballan & District Community House, Ballan		✓		Meeting Room and Craft Room <sup>1</sup>	2
Ballan Bowling Club Pavilion and Clubrooms, Ballan	✓			Social room	1
Ballan Mechanics Institute Hall, Ballan	✓			Main hall, Green Room, Supper Room <sup>1</sup>	3
Ballan Recreation Reserve Pavilion and Clubrooms, Ballan	✓			Social room	1
Ballan Senior Citizens Centre, Ballan	✓			Main room <sup>1</sup>	1
Balliang East Soldiers Memorial Hall, Balliang East	✓			Main hall <sup>1</sup>	1
Balliang Public Hall (Memorial Hall), Balliang	✓			Main hall <sup>1</sup>	1
Blackwood Hall (Mechanics Institute), Blackwood		✓		Main hall, Senior Citizens Club room <sup>1</sup>	2
Blackwood Recreation Reserve Pavilion and Clubrooms, Blackwood	✓			Social room	1
Bungaree Public Hall, Bungaree	✓			Main hall <sup>1</sup>	1
Bungaree Recreation Reserve Community Centre, Bungaree			✓	Function room, 2 meeting rooms	3
Clarendon Recreation Reserve Community Facility (due to open late 2018)	✓			Main room	1
Darley Civic & Community Hub Pavilion / Community Room, Darley	✓			Social room	1
Darley Early Years Hub, Darley	✓			Community room	1

<sup>1</sup> Smaller rooms within these facilities are not counted as separate spaces for hire.

COMMUNITY VENUE	Local	District	Municipal	MULTIPURPOSE COMMUNITY ROOM	# rooms
Darley Neighbourhood House & Learning Centre, Darley		✓		Multipurpose rooms	2
Darley Park Football / Cricket Pavilion and Clubrooms, Darley	✓			Social room	1
Dunnstown Recreation Reserve Pavilion and Community Centre		✓		Community centre (main hall)	1
Elaine Mechanics Institute Hall, Elaine	✓			Main hall	1
Elaine Recreation Reserve Cricket Clubrooms, Elaine	✓			Social room	1
Gordon Public Hall, Gordon	✓			Main hall <sup>1</sup>	1
Gordon Public Park Hall, Gordon	✓			Social room	1
Gordon Recreation Reserve Pavilion and Clubrooms, Gordon	✓			Social room	1
Korweinguboorra Recreation Reserve Pavilion and Community Hall		✓		Main room, community 'lounge'	2
Lal Lal Soldier's Memorial Hall, Lal Lal	✓			Main hall	1
Lerderderg Library, Bacchus Marsh		✓		James Young Room 1 & 2, Geoffrey Hine Room, Jean Oomes Room	3
Maddingley Park Football / Cricket Pavilion and Clubrooms	✓			Social room	1
Millbrook Community Centre, Millbrook	✓			Main room	1
Mount Egerton Mechanics Institute Hall, Mount Egerton	✓			Main hall <sup>1</sup>	1
Mt Egerton Recreation Reserve Pavilion and Clubrooms, Mt Egerton	✓			Social room	1
Mt Wallace Hall, Mt Wallace	✓			Main hall <sup>1</sup>	1
Myrniong Hall, Myrniong		✓		Main hall, Supper room	2
Navigators Community Centre, Navigators	✓			Main hall <sup>1</sup>	1
Pentland Primary School hall / gym (for hire), Darley	✓			School hall	1
Rowsley Community Hall, Rowsley	✓			Main hall <sup>1</sup>	1
Wallace Public Hall, Wallace		✓		Main hall, Supper room	2
Wallace Recreation Reserve Football/Cricket Pavilion & Clubrooms	✓			Social room	1
Yendon Recreation Reserve Community Space, Yendon	✓			Main room <sup>1</sup>	1
<b>TOTAL (suitable and available for public use)</b>	<b>31</b>	<b>8</b>	<b>2</b>		<b>57</b>

Table A1: Existing infrastructure (suitable and available for general public use)

Suitable but <u>not</u> available for general public use ( <i>excluded from analysis</i> )			
Andy Arnold Centre & Quamby Room, Bacchus Marsh	n/a	Quamby Room	1
Bacchus Marsh Lawn Tennis Club Pavilion and Clubrooms, Maddingley		Social room	1
Darley Civic & Community Hub north wing meeting rooms		Meeting rooms 1 to 3	3
Dunnstown Recreation Reserve Tennis / Netball Clubroom, Dunnstown		Social room	1
Elaine Recreation Reserve Tennis Clubroom, Elaine		Social room	1
Wallace & District Preschool and MCH, Wallace		Community room	1
Yaloak Polo Club, Ballan <sup>2</sup>		Function room	1
TOTAL (not available for public use)			9

**Table A2: Existing infrastructure (suitable but not available for general public use)**

<sup>2</sup> The function room is available for public hire but is not intended for casual use by community groups.

## Quantity Assessment findings

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### Purpose

*A strategic assessment to determine whether there are enough facilities in relation to population size.*

The Quantity Assessment determines whether there is currently a suitable and sufficient quantity of services or facilities to meet the needs of the population of an area. It seeks to identify any under or over-provision that exists now and, using Council's population forecasts, may exist in the future.

This assessment considers supply and demand for multipurpose community rooms as well as the community venues those rooms are provided within.

### *Notes regarding rounding and notation:*

- *The following analysis generally uses whole integers when referring to undersupply or oversupply. This is because fractions of rooms and venues cannot in reality be provided. The actual modelling used by Council uses 1 decimal place. Demand for 0.5 of a room or greater has been rounded up to a figure of '1' room.*
- *Figures that refer to an undersupply are prefixed with '-' and oversupply prefixed with '+'.*
- *The name 'Bacchus Marsh and Surrounds' refers to the urban areas of Darley, Bacchus Marsh and Maddingley.*

### **The Quantity Standard: Multipurpose Community Rooms**

#### Standard

used: *1 room per 1,400 persons (total population).  
Population trigger<sup>3</sup>: 500 persons within 20 minutes driving distance.*

Rationale: *Current ratio for urban areas is approx 1:1,100 and for small towns and rural areas 1:400. Utilisation assessments for rooms within urban areas (BM & Surrounds and Ballan) suggest they have substantial capacity for more use. Ratio of 1:1,400 is used on the basis there is currently surplus capacity in urban areas that will accommodate growth in demand for several years before additional rooms are required after 2031 and beyond. It is more appropriate to model demand for rooms in small towns and rural areas based on travel distance and creating community focal points. As such, the Quantity Standard is not applied to small towns and rural areas and small towns and rural areas.*

### **Findings of the Quantity Assessment: Multipurpose Community Rooms**

*Detailed results of the gap analysis comparing the audit of existing supply with the Quantity Standard are provided in Part B to this report.*

The audit recorded a total of 57 rooms within the Shire that are suitable and available for use by the general public; 31 in small towns and rural areas (through 25 venues), 8 in Ballan (through 5 venues) and 18 across Bacchus Marsh and Surrounds (through 12 venues).

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<sup>3</sup> Minimum population required to support a viable service / facility.

A further 22 church halls were recorded within the Shire that may or may not be suitable and available for use by the general public (15 in small towns and rural areas, 5 in Bacchus Marsh and Surrounds, 2 in Ballan). Plus an additional 9 rooms were recorded that are generally suitable for community use but are not currently available for casual hire.

Small towns and rural areas:

*Given the large travel distances across rural areas, it is generally more appropriate to model demand for facilities based on travel distance rather than the population multipliers used by the Quantity Assessment. It is also highly desirable for rural communities to have local access to facilities able to support community activities. As such, it is suggested that the following Quantity Assessment results for small towns and rural areas should be disregarded in favour of the results of the Travel Accessibility Assessment.*

- Comparison with the Quantity Standard suggests a large oversupply of rooms in small towns and rural areas of +22 rooms at present, reducing to +17 by 2041.

Ballan:

- Comparison with the Quantity Standard suggests Ballan's supply of 8 rooms exceeds the Standard by +5 rooms.
- By the year 2041, the Standard is still exceeded by +3 rooms suggesting that no additional multipurpose community rooms are required in Ballan.

Bacchus Marsh and Surrounds:

- Bacchus Marsh and Surrounds shows a surplus of +3 rooms against the Quantity Standard.
- Individually, Darley currently has a shortfall of -1 room, Maddingley has a small surplus of +1 room and central Bacchus Marsh a surplus of +3 rooms.
- The current supply in Bacchus Marsh will meet demand up to the year 2031. By the year 2041 there will be an undersupply of -1 room.
- Darley is underprovided by -1 room now, which will not change based on Council's population forecasts which estimate Darley's population will remain static or decline after 2021.
- Maddingley will require 1 additional room around 2025 and a 2<sup>nd</sup> new room after 2031.



## The Quantity Standard: Community venues

### Standards

used: Local: 1 facility per 3000 persons (total population).

*Population trigger<sup>4</sup>: 500 persons within a 20 minute drive.*

District: 1 facility per 8000 persons (total population).

*Population trigger: 2,500 persons within 20 minutes driving distance.*

Municipal: 1 facility per 25,000 persons (total population).

*Population trigger: 10,000 persons within a 30 minute drive.*

**Rationale:** Local: Current ratio for urban areas is approx 1:1900 and 1:600 for small towns and rural areas. Ballan has a much higher rate (1:775) compared with BM & Surrounds (1:2500) and Bacchus Marsh has the lowest (1:3500). The ratio of 1:3000 is set because facilities in Ballan are shown to have more capacity than those in Bacchus Marsh, suggesting Ballan has an oversupply of local venues while Bacchus Marsh is just about adequate.

District: Current ratio for urban areas is approx 1:7700 and for small towns and rural areas 1:2200. The utilisation assessments for the Lerderderg Library rooms suggest there is capacity for more use of all rooms in daytime hours but less capacity after 5pm weekdays and weekends. Anecdotal evidence suggests rooms in the Darley and Ballan neighbourhood houses are well used but have some capacity. The ratio of 1:8000 is set on the basis that district facilities within urban areas have some capacity to accommodate more demand but that rural facilities have substantially more capacity.

Municipal: Current ratio for urban areas is approx 1:23,000 and for small towns and rural areas 1:11,000. Utilisation assessments for the existing facilities show some capacity for more use. Ratio of 1:25,000 is supported on the basis that existing facilities have surplus capacity to accommodate growth in demand for several years before additional rooms are required after 2021 and beyond. Trigger set to 10,000. It is more appropriate to model demand for facilities in small towns and rural areas based on travel distance and creating community focal points. As such, the Quantity Standard is not applied to small towns and rural areas and small towns and rural areas.

## Findings of the Quantity Assessment: Community Venues

*Detailed results of the gap analysis comparing the audit of existing supply with the Quantity Standard are provided in Part B to this report.*

The audit recorded a total of 40 community venues comprising:

- 30 local venues, providing 31 multipurpose community rooms (60% of total supply of rooms)
- 8 district venues, providing 16 multipurpose rooms (30% of total supply of rooms)
- 2 municipal venues, providing 5 multipurpose rooms (10% of total supply of rooms)

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<sup>4</sup> minimum cohort population required to trigger need for a facility

At least five facilities have multiple rooms but, as only one room is currently suitable or available for community use or only one room can be used at any one time, they are treated as 'Local' rather than 'District' community venues:

- Andy Arnold Centre & Quamby Room, Bacchus Marsh (Quamby Room not for public use)
- Ballan Senior Citizens Centre (smaller room used for storage only)
- Bungaree Public Hall (Supper Room is not separate from kitchen so cannot be used by another hirer at the same time as the main hall)
- Mount Wallace Hall (Supper Room cannot be used separately from main hall due to access to the kitchen).
- Rowsley Community Hall (Supper Room cannot be used separately from main hall due to access to the kitchen).

#### Small towns and rural areas:

Comparison with the Quantity Standards shows:

- There is an appropriate mix of local, district and municipal venues across small towns and rural areas. Most multipurpose community rooms are provided through local venues, which are generally adequate to support community activities in small towns and rural areas.
- A number of large halls exist throughout the rural east and west. For activities requiring multiple rooms, communities in the Rural West currently rely on the community centre at the Bungaree Recreation Reserve or facilities in Ballarat and Buninyong. Communities in the Rural East can access the Bacchus Marsh Public Hall and Supper Room, and the Myrniong Hall.
- From a purely quantity perspective, no additional community venues are required in small towns and rural areas. However, the Travel Accessibility Assessment suggests that new facilities serving Hopetoun Park, Greendale and Dales Creek may be needed.

#### Ballan:

Comparison with the Quantity Standards shows:

- Local: an oversupply of +3 local venues, reducing to an oversupply of +2 by the year 2041.
- District: a small oversupply of +1 district venue now, reducing to no oversupply or undersupply by the year 2041.
- Municipal: up to the year 2041 and beyond, the population of Ballan will be below the 10,000 trigger and therefore too small to support a municipal venue.

#### Bacchus Marsh and Surrounds

Comparison with the Quantity Standards shows:

- Local: a current oversupply of +1 venue in Darley now and up to the year 2014. A current oversupply of +1 in Maddingley. This small oversupply will reduce to an undersupply in Bacchus Marsh of -2 venues and -1 in Maddingley. Provision in Darley will be adequate to the year 2041 and beyond.
- District: a small undersupply in Darley and Maddingley at present. By 2041, 1 additional venue will be required in Bacchus Marsh and 1 in Maddingley but no additional venues will be required in Darley until after 2041.

- Municipal: the BM Public Hall should provide adequate municipal provision up to and beyond the year 2041. However, as the Hall also serves the Rural East, 1 additional facility will be required after 2031.

## Utilisation Assessment findings

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### Purpose

*Facility-specific assessments that determine whether services and facilities have adequate capacity to meet community demand.*

The Utilisation Assessment examines the current level of use of facilities and determines whether or not they have capacity to accommodate existing and/or increased use.

### *Frequency and duration vs occupancy*

At this stage, only the frequency and duration of use of rooms is measured, i.e. how often and for how long. Due to a lack of data relating to the group size of users, occupancy of rooms (group size in relation to venue size) is not assessed.

### The Utilisation Standard

Utilisation of community rooms and venues is measured as the percentage (%) of a facility's maximum availability that is actually in use.

Where the days and hours of availability for a facility are known, they have been used as the facility's maximum availability. Where actual availability is not known, it has simply been estimated as 12 hours per day (9am to 9pm), 7 days per week, 352 days per year.

Standard used: *For duration of use: optimum utilisation for multipurpose community rooms is 70% of maximum hours of availability.*

Rationale: *70% utilisation allows for change-over between bookings and facility cleaning, and an allowance for some spare availability.*

Standard used: *For frequency of use: standard not used; however there is an expectation that facilities should be available for use 7 days per week.*

Rationale: *Generally, facility operators should be able to make facilities available on any day of the week; most in the Shire are available 7 days per week.*

### Findings of the Utilisation Assessment: Multipurpose Community Rooms

*Detailed results of the gap analysis comparing current utilisation with the Utilisation Standard are provided in Part B to this report.*

Utilisation data was not available for all facilities. Data for a representative selection of 12 facilities<sup>5</sup> providing 19 community rooms was assessed.

The figures presented here should be considered indicative of overall utilisation. As such, Table A3 shows rooms grouped by their approximate utilisation for the 12 months prior to assessment, based either on booking records or an approximation of utilisation made by the facility operator.

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<sup>5</sup> Bacchus Marsh Public Hall & Supper Room, Ballan Mechanics Institute Hall, Ballan & District Community House, Lal Lal Soldiers Memorial Hall, Darley Civic & Community Hub Pavilion / Community Room, Lerderderg Library meeting rooms, Darley Early Years Hub community room, Millbrook Community Centre, Elaine Mechanics Institute Hall, Gordon Public Hall, Blackwood Hall, and Wallace Public Hall.

<b>Less than 20% utilisation:</b>
<ul style="list-style-type: none"> <li>• Lal Lal Soldiers Memorial Hall (<i>approx. 9%</i>)</li> <li>• Elaine Mechanics Institute Hall (<i>approx. 7%</i>)</li> <li>• Wallace Hall (<i>unused through 2017/18</i>)</li> <li>• Blackwood Hall (senior citizens rooms) (<i>approx. 11%</i>)</li> <li>• Bacchus Marsh Public Hall (Supper Room) (<i>approx. 15%</i>)</li> <li>• Darley Civic &amp; Community Hub Pavilion / Community Room (<i>approx. 14%</i>)</li> <li>• Geoffrey Hine Room (Lerderderg Library) (<i>approx. 19%</i>)</li> <li>• Ballan Mechanics Institute Hall (main hall) (<i>approx. 6%</i>)</li> <li>• Ballan Mechanics Institute Hall (Supper Room) (<i>approx. 15%</i>)</li> <li>• Ballan Mechanics Institute Hall (Green Room) (<i>approx. 14%</i>)</li> <li>• Ballan &amp; District Community House (Meeting Room) (<i>approx. 10%</i>)</li> <li>• Ballan &amp; District Community House (Craft Room) (<i>approx. 11%</i>)</li> </ul>
<b>20 - 50% utilisation:</b>
<ul style="list-style-type: none"> <li>• Gordon Public Hall (<i>approx. 36%</i>)</li> <li>• Blackwood Hall (main hall) (<i>approx. 28%</i>)</li> <li>• Millbrook Community Centre (<i>approx. 20%</i>)</li> <li>• Bacchus Marsh Public Hall (main hall) (<i>approx. 25%</i>)</li> <li>• James Young Room 1 &amp; 2 (Lerderderg Library) (<i>approx. 28%</i>)</li> <li>• Darley Early Years Hub (community room) (<i>approx. 24%</i>)</li> </ul>
<b>More than 50% utilisation:</b>
<ul style="list-style-type: none"> <li>• None recorded</li> </ul>

**Table A3: utilisation of multipurpose community rooms 2017-2018**Small towns and rural areas:

- Of the 7 rooms in small towns that were assessed, only Gordon and Blackwood halls and the Millbrook Community Centre exceeded 20% utilisation. From conversations with facility operators it is anticipated that Myrniong Hall, Bungaree Recreation Reserve Community Centre and Dunnstown Pavilion and Community Centre *may* also exceed 20% utilisation.
- The utilisation data, combined with indications made by operators of other facilities, strongly suggests that community rooms in rural areas and small towns generally have substantial unused availability.

Ballan:

- Of the 8 multipurpose community rooms recorded in Ballan, utilisation data was only collected and assessed for the Mechanics Institute Hall and the Ballan & District Community House. All of the 5 rooms they provide are used less than 20% of their maximum availability.
- Anecdotal evidence suggest that use of the Ballan Senior Citizens Centre and Ballan Bowls Club *may* exceed 20% utilisation but is unlikely to exceed 50%.
- The utilisation data combined with indications made by operators of other facilities strongly suggests that community rooms in Ballan generally have substantial unused availability.

Bacchus Marsh and Surrounds

- Utilisation data was only acquired for the 7 rooms in Bacchus Marsh that are operated by Council. Use of these spanned between 15% for the Supper Room at BM Public Hall up to 25% for the BM Public Hall itself and 28% for the James Young room(s) at Lerderderg Library.
- Anecdotal evidence suggests the rooms at Darley Neighbourhood House and Bacchus Marsh Community College are likely used more than 20% of the time but no more than 50%.
- The utilisation data combined with indications made by operators of other facilities strongly suggests that community rooms in Bacchus Marsh generally have substantial unused availability.

## Travel Accessibility Assessment findings

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### Purpose

*A strategic assessment to determine whether people can travel to services and facilities within a reasonable journey time.*

The Travel Accessibility Assessment examines the geographic distribution of existing facilities and their relationship to public transport (train station and bus stops) and car parking. It assesses whether facilities are accessible within a reasonable journey distance or time from where people live and identifies any significant spatial gaps in provision.

This assessment addresses multipurpose community rooms as well as the community venues those rooms are provided within.

### The Travel Standards

#### Standards

used:

*Multipurpose community rooms:*

*Population trigger: 500 persons within a 20 minute drive*

*Settlements of population less than 200: 10 minute drive*

*Settlements of population between 200 and 6,000: 5 minute drive*

*Settlements of population more than 6,000: 1.6km walk (20 mins) / 2 min drive*

*Community venue – local:*

*Population trigger: 500 persons within a 20 minute drive*

*Settlements of population less than 200: 10 minute drive*

*Settlements of population between 200 and 6,000: 5 minute drive*

*Settlements of population more than 6,000: 1.6km walk (20 mins) / 2 min drive*

*Community venue – district:*

*Population trigger: 2,500 persons within a 20 minute drive*

*Settlements of population less than 200: 15 minute drive*

*Settlements of population between 200 and 6,000: 10 minute drive*

*Settlements of population more than 6,000: 5 minute drive*

*Community venue – municipal:*

*Population trigger: 10,000 persons within a 30 minute drive*

*Settlements of population less than 6,000: 20 minute drive*

*Settlements of population more than 6,000: 10 minute drive*

#### Rationale:

*The Travel Standards have been informed by various factors:*

- The geographic distribution of existing facilities and their distance from people.*
- Minimum populations required to support viable services and facilities.*
- Council and other service providers' financial ability to deliver and maintain a network of services and facilities.*

## Findings of the Travel Accessibility Assessment: Multipurpose Community Rooms and Community Venues

Detailed results of the Travel Accessibility Assessment are provided in Part B to this report. Summary results are shown in **Table A4** and **Maps A1 to A4** below.

### Small towns and rural areas:

Table A4 below provides tabular results of the assessment for each of the 22 small towns and rural areas; the same results are shown on Maps A1 to A4.

The results suggest the most significant gaps in travel accessibility to community rooms and venues are:

- The lack of local provision at Greendale and Dales Creek. The population of Greendale alone (approx. 550 people) meets the trigger for a local venue. The combined population of Greendale and Dales Creek totals almost 1,000 people and is the largest population in the Shire without access to a local facility.
- The lack of local provision at Hopetoun Park. The population of Hopetoun Park is approximately 650 people which meets the trigger for a local venue. It is noted that a local facility may be developed as part of future residential expansion between the existing settlement and the freeway.

Several towns in the far west of the Shire meet all or most of their travel standards due to the proximity of facilities in Ballarat.

### Ballan:

As shown on Maps A1 to A4, Ballan meets all Travel Standards for community rooms and venues.

*Note: at present, Bacchus Marsh is the only settlement assessed as an urban area. As the population of Ballan grows, it may be appropriate to also apply the urban assessment to Ballan.*

### Bacchus Marsh and Surrounds:

Maps A1 and A2 show that for *Multipurpose Community Rooms* and *Community venue – local*:

- existing facilities are well spread across Darley, Bacchus Marsh and Maddingley
- key areas beyond the travel standards are:
  - far north Darley (Swans Rd, Robertsons Rd) – *due in part to a lack of footpath along Links Road.*
  - western Bacchus Marsh (Underbank Blvd, Belle Vue Tops and Clifton Drive (west).
  - southwest Maddingley (Griffith St, Stonehill, Darcy Street)
- orange areas where missing links in the footpath network mean that areas only meet the standards for driving and not for walking. Generally, these areas are small in comparison to areas that *are* accessible by walking.



Map A3 shows that for *Community venue - district*:

- existing district venues are in Darley and central Bacchus Marsh but not Maddingley
- key areas beyond the travel standards are:
  - a small area in far northwest Darley (Swans Rd, Manning Blvd) – *due to a lack of footpath along Swans Rd and Manning Blvd.*
  - Southwest Maddingley (Griffith St, Stonehill, Darcy Street)

Map A4 shows that for *Community venue - municipal*

- the Bacchus Marsh Public Hall and Supper Room is the only municipal venue.
- key areas beyond the travel standards are:
  - a small area in far northwest Darley (Swans Rd, Manning Blvd) – *due to a lack of footpath along Swans Rd and Manning Blvd.*

#### *Gap analysis results (Travel Accessibility Assessment) - maps*

The following maps are provided in Part B to this report ('Detailed assessment data'):

**Map A1: Travel Accessibility Assessment results for 'Multipurpose community rooms'**

**Map A2: Travel Accessibility Assessment results for 'Community venue - local'**

**Map A3: Travel Accessibility Assessment results for 'Community venue - district'**

**Map A4: Travel Accessibility Assessment results for 'Community venue - municipal'**

	Population within range <sup>6</sup>	Multipurpose community room	Community venue			Comments
			Local	District	Municipal	
Balliang	<100	✓	✓	✗	✓	All standards met apart from district
Balliang East	100-200	✓	✓	✓	✓	All standards met
Barkstead	<100	✓	✓	✓	✓	All standards met
Blackwood	200-500	✓	✓	✓	✗	All standards met apart from municipal
Bungaree	100-200	✓	✓	✓	✓	All standards met
Clarendon	100-200	✓	✓	✓	✓	All standards met
Dales Creek	200-500	✗	✗	✓	✗	Inadequate access. When combined with Greendale the population meets the trigger for a local venue (500 persons).
Dunnstown	200-500	✓	✓	✓	✓	All standards met
Elaine	<100	✓	✓	✓	✓	All standards met
Gordon	500-2000	✓	✓	✓	✓	All standards met
Greendale	500-2000	✗	✗	✓	✓	Inadequate access. Population meets trigger for local venue.
Hopetoun Park	500-2000	✗	✗	✓	✓	Inadequate access. Population meets trigger for local venue.
Korweinguboorra	200-500	✓	✗	✓	✓	All standards met apart from local. As there is a district venue within the settlement, the standard is deemed to be met.
Lal Lal	200-500	✓	✓	✓	✓	All standards met
Morrisons	<100	✓	✓	✓	✗	All standards met apart from municipal
Mt Egerton	200-500	✓	✓	✓	✓	All standards met
Mt Wallace	<100	✓	✓	✓	✗	All standards met apart from municipal
Myrniong	200-500	✓	✗	✓	✓	All standards met apart from local. As there is a district venue within the settlement, the standard is deemed to be met.
Navigators	200-500	✓	✓	✓	✓	All standards met
Wallace	200-500	✓	✓	✓	✓	All standards met
Yendon	200-500	✓	✓	✓	✓	All standards met

Table A4: results of the Travel Accessibility Assessment for small towns

- ✓ Travel Standard met
- ✗ Travel Standard failed

<sup>6</sup> Travel Standards have been assigned to small towns according to population ranges. As larger populations can support a wider range of services and facilities, travel distance / time standards are generally less (i.e. better) for larger settlements. For more information regarding this methodology refer to the Moorabool Community Infrastructure Planning Process on Council's website.

## Suitability Assessment findings

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### Purpose

*Facility-specific assessments that determine whether facilities are fit for their purpose and in adequate physical condition.*

The Suitability Assessment seeks to determine how suitable facilities are in terms of supporting the services or community activities delivered through them.

Suitability assessments were conducted for community venues as whole facilities, not separately for the individual multipurpose community rooms within them. The Suitability Assessment has two components: building condition and fitness for purpose.

### *Building condition vs fitness for purpose*

For Council-owned venues (i.e. Council assets), the Suitability Assessment includes data from audits of building condition conducted in June 2018. The condition audits are a technical assessment of the physical condition and integrity of the structure and fit out of the building.

Fitness for purpose assessments were conducted for all venues. These seek to understand how well existing facilities meet the needs of users and staff and how they compare with contemporary facility standards.

### The Suitability Standards

Table A5 below provides the 1-to-5 scoring system used by the building condition audits and fitness for purpose assessments. It is important to note that low values represent better condition or fitness for purpose.

### *Building condition*

Standard

used: *Minimum standards for building condition are not used. Instead, condition scores are qualitatively assessed and compared with the fitness for purpose assessment findings.*

Rationale: *During audits, separate condition scores are assigned for different components of buildings such as roof, sub-structure, floor coverings and electrical services. These component scores are entered into Council's asset management systems and subsequently inform the annual maintenance, renewal and upgrade programmes.*

Score		Building condition	Fitness for purpose
1	Very good	Near new condition with no obvious signs of wear.	Fully meets service needs with no impact on delivery of services/activities, AND No identified risks to users or building integrity
2	Good	Good condition with limited signs of wear. Does not require any special attention.	Minor impact on ability to deliver the required services/activities, OR Minor identified risks to users or building integrity
3	Fair	Generally good condition with some evidence of minor defects in local spots. Requires some planned maintenance to prevent further deterioration and to return it to a very good condition.	Moderate impact on ability to deliver the required services/activities, OR Moderate identified risks to users or building integrity
4	Poor	Evidence of significant defects in multiple locations. Requires major maintenance to prevent further deterioration and to return it to a very good condition. Will need to be renewed, upgraded or disposed in near future. Is reflected via inclusion in the 10 year Capital Works Plan.	Significant impact on ability to deliver the required services/activities, OR Significant identified risks to users or building integrity
5	Very poor	In need of major repair and referred to the capital works program for renewal / replacement / disposal. Will need to be renewed, upgraded or disposed in near future. Is reflected via inclusion in the 2-5 year Capital Works Plan.	Severe impact - required services cannot be delivered/activities, OR Severe identified risks to users or building integrity
6	End of service life	No remaining service potential.	<i>Not used</i>

Table A5: scoring system used for the Suitability Assessment

### *Fitness for purpose*

*Two overall scores are determined for each facility: one for current fitness for purpose and another for future fitness for purpose (notionally 5 years' time). Both overall scores are then classified as per the standards below.*

#### Standards

used:	1 to 2: 'Fit for purpose'	equivalent to the top 25%
	2 to 3: 'Attention required (minor)'	equivalent to upper 25% to 50%
	3 to 4: 'Attention required (major)'	equivalent to lower 25% to 50%
	4 to 5: 'Unfit for purpose'	equivalent to bottom 25%

Rationale: *The above scores represent 25% bands where the top 25% indicate facilities that are fit for purpose and the bottom 25% unfit. Scores in between are graded into facilities that exhibit major and minor issues.*

### **Findings of the Suitability Assessment: Multipurpose Community Rooms and Community Venues**

*Detailed Building condition audit and Fitness for Purpose assessment data may be requested directly from Moorabool Shire Council. Summary results are provided through **Tables A6 and A7 below**, with results grouped by owner (Council or non-Council) and type (local, district and municipal venues).*

#### Council-owned facilities:

Findings from the condition audit indicate that most Council-owned community venues are generally in good to fair physical condition. This is largely mirrored by the fitness for purpose assessments that found most venues to be in need of only minor works to make them fit for purpose. However, 3 facilities were found to be in good/fair physical condition but unfit for purpose or in need of major works to make them fit for purpose:

- Wallace Public Hall
- Bacchus Marsh Lawn Tennis Club Pavilion and Clubrooms
- Bacchus Marsh Public Hall and Supper Room

#### Non-Council facilities

If Council is requested to contribute financially to improvements at any community facilities that it does not own, it is strongly recommended that Fitness for Purpose Assessments be conducted prior to deciding on Council investment.

#### Small towns and rural areas:

While only 6 of the 23 venues in small towns were assessed as 'fit for purpose', a further 12 require only minor works to make them fit for purpose.

3 facilities require major works to make them fit for purpose: Elaine Recreation Reserve Cricket Clubrooms, the Yendon Recreation Reserve Community Space and Elaine Mechanics Institute Hall all.

Only 2 facilities were assessed as 'unfit for purpose':

- Balliang East Soldiers Memorial Hall (non-Council) was found to be unfit, primarily because of the appearance and condition of the kitchen and toilets, and the poor disability access.

The hall is also in an undesirable location in terms of its proximity to the busy Bacchus Marsh-Geelong Road.

- Wallace Public Hall is unfit due to its appearance and fit out, despite being in good to fair physical condition apart from the kitchen. As a result, the hall is not currently being hired.

Ballan:

Of the 5 facilities in Ballan that were assessed, the Ballan and District Community House was the only to be found 'fit for purpose' as a community venue.

3 facilities require only minor works to make them fit for purpose: the Mechanics Institute Hall, Recreation Reserve Pavilion and Clubrooms, and Bowling Club Pavilion and Clubrooms.

The Ballan Senior Citizens Centre requires major works to upgrade its appearance, fit out and accessibility.

Bacchus Marsh and Surrounds:

Of the 7 facilities assessed, 5 are in good to fair physical condition and fit for purpose.

- Bacchus Marsh Lawn Tennis Club Pavilion and Clubrooms was assessed as unfit for purpose due to the very poor physical accessibility caused by the steep steps and slopes leading to the building. In most other respects, the facility is fit for purpose.
- The Andy Arnold Centre requires works to modernise it to meet contemporary standards and create a more attractive venue.
- The Bacchus Marsh Public Hall and Supper Room is in good condition but was assessed as 'Attention required (major)'. While the facility is generally adequate, it is the largest venue in the Shire and could be considered the town's premier space for large events. The Suitability Assessment identified various issues including:
  - The gravel car park between the Hall and RSL needs to be resurfaced as it presents a trip/fall hazard, especially to the many elderly users. Resurfacing should also consider means to create disabled parking bays against hall/RSL and loading bay for Public Hall stage.
  - Street frontage would benefit from reconfiguration to improve appearance, increase entrance width, remove seating in alcove, replace rotting woodwork and create DDA-compliant access. New steps to stage and hearing loop required in main hall.
  - Foyer often reported by users as being too small. Opportunity may exist to remodel the foyer to create a bookable 3rd room, while also addressing appearance and DDA issues. Lack of storage for chairs and tables is an important issue to be remedied to improve hall usability.
  - Limited wheelchair access to front entrance: partially non DDA-compliant slope; manual entrance door opens outwards making entry very difficult. Stage accessible by steps only. Only 1 disabled car parking space on Main Street to service Hall, library and RSL.
- The meeting rooms at the Lerderderg Library and the pavilion / community room at the Darley Civic and Community Centre are the only purpose-built community rooms less than 10 years old. Most community rooms and venues across Bacchus Marsh and Surrounds (and indeed across the Shire) very likely do not meet community expectations for contemporary facilities.

Council-owned facilities						
Type	Name	Building condition	Fitness for purpose			
			Score - Now	Classification - Now	Score - Future	Classification - Future
	Small towns and rural areas					
Community venue - LOCAL	Elaine Recreation Reserve Cricket Clubrooms	<ul style="list-style-type: none"><li>• Poor: Accessibility, superstructure, substructure, floor coverings.</li><li>• All other components good to fair</li></ul>	3.1	Attention required (major)	3.1	Attention required (major)
	Navigators Community Centre	<ul style="list-style-type: none"><li>• All components good to fair</li></ul>	2.8	Attention required (minor)	3.1	Attention required (major)
	Lal Lal Soldier’s Memorial Hall	<ul style="list-style-type: none"><li>• Poor: exterior wall finishes</li><li>• All other components good to fair</li></ul>	2.6	Attention required (minor)	2.9	Attention required (minor)
	Millbrook Community Centre	<ul style="list-style-type: none"><li>• All components good to fair</li></ul>	2.4	Attention required (minor)	2.4	Attention required (minor)
	Gordon Public Hall	<ul style="list-style-type: none"><li>• Most components fair, some good</li></ul>	2.0	Attention required (minor)	2.3	Attention required (minor)
	Wallace Recreation Reserve Football/Cricket Pavilion and Clubrooms	<ul style="list-style-type: none"><li>• All components good</li></ul>	1.5	Fit for purpose	1.5	Fit for purpose
	Ballan					
	(no Council-owned local venues were recorded)	-	-	-	-	-
	Bacchus Marsh and Surrounds					
	Bacchus Marsh Lawn Tennis Club Pavilion and Clubrooms	<ul style="list-style-type: none"><li>• Poor: Accessibility</li><li>• All other components good to fair</li></ul>	4.0	Unfit for purpose	4.0	Unfit for purpose
Darley Civic & Community Hub Pavilion & Community Room	<ul style="list-style-type: none"><li>• Fair: Accessibility</li><li>• All other components good</li></ul>	1.2	Fit for purpose	1.2	Fit for purpose	
Community venue - DISTRICT	Small towns and rural areas					
	Wallace Public Hall	<ul style="list-style-type: none"><li>• Poor: kitchen fitout and interior walls</li><li>• All other components good to fair</li></ul>	5.0	Unfit for purpose	5.0	Unfit for purpose
	Bungaree Public Hall	<ul style="list-style-type: none"><li>• All components good to fair</li></ul>	2.4	Attention required (minor)	2.4	Attention required (minor)

	Dunnstown Recreation Reserve Pavilion and Community Centre	<ul style="list-style-type: none"> <li>• Most components good</li> <li>• Fair: External doors</li> </ul>	1.5	Fit for purpose	1.5	Fit for purpose
Community venue - DISTRICT	<b>Ballan</b>					
	Ballan Senior Citizens Centre	<ul style="list-style-type: none"> <li>• Fair: Accessibility, fire services, site services</li> <li>• All other components good</li> </ul>	2.8	Attention required (minor)	3.1	Attention required (major)
	<b>Bacchus Marsh and Surrounds</b>					
	Andy Arnold Centre	<ul style="list-style-type: none"> <li>• All components good</li> </ul>	2.8	Attention required (minor)	3.1	Attention required (major)
	Lerderderg Library (meeting rooms)	<ul style="list-style-type: none"> <li>• Fair: Windows</li> <li>• All other components good</li> </ul>	1.4	Fit for purpose	1.4	Fit for purpose
Community venue - MUNICIPAL	<b>Small towns and rural areas</b>					
	<i>(no Council-owned municipal venues were recorded)</i>	-	-	-	-	-
	<b>Ballan</b>					
	<i>(no Council-owned municipal venues were recorded)</i>	-	-	-	-	-
	<b>Bacchus Marsh and Surrounds</b>					
	Bacchus Marsh Public Hall and Supper Room	<ul style="list-style-type: none"> <li>• Poor: Accessibility</li> <li>• Fair: Windows and roof</li> <li>• All other components good</li> </ul>	3.2	Attention required (major)	3.4	Attention required (major)

Table A6: overall Suitability Assessment findings for Council-owned facilities



Building condition audits were not conducted for non-Council facilities. Condition data is therefore omitted from the table below. Some non-Council facilities were also not assessed for fitness for purpose and do not appear in the table below.

Non-Council facilities						
Type	Name	Owner	Fitness for purpose			
			Score - Now	Classification - Now	Score - Future	Classification - Future
	Small towns and rural areas					
	Balliang East Soldiers Memorial Hall	Other (private)	4.0	Unfit for purpose	4.0	Unfit for purpose
	Yendon Recreation Reserve Community Space	Crown (State Government)	3.5	Attention required (major)	3.5	Attention required (major)
	Elaine Mechanics Institute Hall	Crown (State Government)	3.0	Attention required (major)	3.0	Attention required (major)
	Rowsley Community Hall	Crown (State Government)	2.8	Attention required (minor)	2.8	Attention required (minor)
	Mount Egerton Recreation Reserve Pavilion and Clubrooms <sup>7</sup>	Crown (State Government)	2.6	Attention required (minor)	2.6	Attention required (minor)
	Gordon Public Park Hall	Crown (State Government)	2.5	Attention required (minor)	2.5	Attention required (minor)
	Mount Egerton Mechanics Institute Hall	Crown (State Government)	2.2	Attention required (minor)	2.2	Attention required (minor)
	Mount Wallace Hall	Crown (State Government)	2.2	Attention required (minor)	2.7	Attention required (minor)
	Korweinguboora Recreation Reserve Pavilion & Community Hall	Crown (State Government)	2.1	Attention required (minor)	2.1	Attention required (minor)
	Balliang Public Hall (Memorial Hall)	Crown (State Government)	1.6	Fit for purpose	1.6	Fit for purpose
	Gordon Recreation Reserve Pavilion and Clubrooms <sup>5</sup>	Crown (State Government)	1.6	Fit for purpose	1.6	Fit for purpose

<sup>7</sup> Partial assessment only; no access to interior

Community venue - LOCAL	<b>Ballan</b>					
	Ballan Mechanics Institute Hall	Crown (State Government)	2.5	Attention required (minor)	2.7	Attention required (minor)
	Ballan Recreation Reserve Pavilion and Clubrooms <sup>8</sup>	Crown (State Government)	2.2	Attention required (minor)	2.2	Attention required (minor)
	Ballan Bowling Club Pavilion and Clubrooms <sup>6</sup>	Other (private)	2.2	Attention required (minor)	2.2	Attention required (minor)
	<b>Bacchus Marsh and Surrounds</b>					
	Darley Park Pavilion and Clubrooms	Crown (State Government)	1.5	Fit for purpose	1.5	Fit for purpose
	Maddingley Park Pavilion and Clubrooms	Crown (State Government)	1.4	Fit for purpose	1.4	Fit for purpose
	Bacchus Marsh West Golf Club Pavilion <sup>6</sup>	Crown (State Government)	1.2	Fit for purpose	1.2	Fit for purpose
Community venue - DISTRICT	<b>Small towns and rural areas</b>					
	Blackwood Hall (Mechanics Institute)	Crown (State Government)	2.0	Attention required (minor)	2.3	Attention required (minor)
	Myrniong Hall	Crown (State Government)	1.0	Fit for purpose	1.0	Fit for purpose
Community venue - DISTRICT	<b>Ballan</b>					
	Ballan & District Community House	Crown (State Government)	1.7	Fit for purpose	2.2	Attention required (minor)
	<b>Bacchus Marsh and Surrounds</b>					
	(no Council-owned district venues were assessed)	-	-	-	-	-
Community venue - MUNICIPAL	<b>Small towns and rural areas</b>					
	Bungaree Rec Reserve Community Centre <sup>6</sup>	Crown (State Government)	1.0	Fit for purpose	1.0	Fit for purpose
	<b>Ballan</b>					
	(no Council-owned municipal venues identified)	-	-	-	-	-
	<b>Bacchus Marsh and Surrounds</b>					
	(no Council-owned municipal venues identified)	-	-	-	-	-

Table A7: overall Suitability Assessment findings for non-Council facilities

<sup>8</sup> Partial assessment only, based on staff knowledge and/or comments by the facility operator

## Attachment B

<b>Use Group:</b>	Community spaces and libraries
<b>Use(s):</b>	B. Libraries

### Go to:

[Existing infrastructure](#)

[Quantity Assessment finding](#)

[Utilisation Assessment findings](#)

[Travel Accessibility Assessment findings](#)

[Suitability Assessment findings](#)

*Summaries of the key findings from this assessment are provided in the main Community Infrastructure Needs Analysis Key Findings & Recommendations report.*

*Detailed assessment results are provided in Part B to this report. Where available, Building Condition audits and Fitness for Purpose assessments that have informed the Suitability Assessment may be requested directly from Moorabool Shire Council.*

### Definition(s):

#### Library (centre-based):

A staffed facility providing public access to printed collection items and electronic information resources for reference or borrowing, internet access, and space for community engagement programs such as story times, holiday programs, author talks, or reading groups.

#### Library (rural service):

Mobile service that provides library materials to rural communities, visiting various locations to a regular timetable.

## Notes

### *Revision and update of the Quantity Standards*

The Quantity Standards are directly informed by the current levels of public use that existing facilities receive. This is because Council cannot reasonably determine Quantity Standards without first understanding how well, or how poorly, existing facilities are used.

The current Quantity Standards for *Library (centre-based)* have been informed by the findings of the Utilisation Assessment. If utilisation rates change in future, the Quantity Standards should be revised to reflect that change.

## Existing infrastructure

The following library services within Moorabool Shire were recorded through the Community Infrastructure Audit and assessed for this report:

Service	Service type	Owner & operator	Floor space (gross sqm)	Collection items
Lerderderg Library, Bacchus Marsh	Centre-based	Moorabool Shire Council	860 <sup>1</sup>	21,693
Ballan Library	Centre-based	Moorabool Shire Council	65.5	4,929
Blackwood mobile library stop # 1 and #2	Rural service	Moorabool Shire Council	n/a	n/a
Bungaree mobile library stop	Rural service	Moorabool Shire Council	n/a	n/a
Clarke's Hill mobile library stop	Rural service	Moorabool Shire Council	n/a	n/a
Dunnstown mobile library stop	Rural service	Moorabool Shire Council	n/a	n/a
Gordon mobile library stop	Rural service	Moorabool Shire Council	n/a	n/a

**Table B1: Existing infrastructure (within Moorabool Shire)**

To inform the Travel Accessibility Assessment, the following centre-based libraries outside of but within 20 minutes' drive of towns within the Shire, were also recorded and mapped:

City of Ballarat	Hepburn Shire	City of Melton
Ballarat City Library	Trentham Library	Melton Library and Learning Hub
Sebastopol Library	Daylesford Library	
Wendouree Library	Creswick Library	

**Table B2: Existing infrastructure (accessible from Moorabool Shire)**

<sup>1</sup> Excludes Visitor Information Centre

## Quantity Assessment findings

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### Purpose

*A strategic assessment to determine whether there are enough facilities in relation to population size.*

The Quantity Assessment determines whether there is currently a suitable and sufficient quantity of services or facilities to meet the needs of the population of an area. It seeks to identify any under or over-provision that exists now and, using Council's population forecasts, may exist in the future.

### Note regarding notation:

- *The needs analyses generally uses whole integers when referring to undersupply or oversupply. This is because it is often not possible in reality to provide fractions of facilities. The actual modelling used by Council uses 1 decimal place. Demand for 0.5 of a facility or greater has been rounded up to a figure of '1'.*
- *Figures that refer to an undersupply are prefixed with '-' and oversupply prefixed with '+'.*
- *The name 'Bacchus Marsh and Surrounds' refers to the urban areas of Darley, Bacchus Marsh and Maddingley.*

### The Quantity Standard: Library (centre-based)

*A Quantity Standard for rural library service is not used as need is determined more by local community interest, geographic distribution of services, and the availability of a suitable place to park the mobile van.*

*Two different Quantity Standards are used for centre-based libraries: the 'floor space' standard and the 'collection items' standard.*

### The 'floor space' standard

Standard used: *Floor space requirements are calculated based on the total population within the catchment of a library, using the 'People Places' tools<sup>2</sup> created by the Library Council of New South Wales:*

<b>Projected population served</b>	<b>Sqm (gross) per 1,000 persons</b>	<b>Circulation space</b>
<i>fewer than 2,750</i>	<i>Baseline 190 sqm</i>	
<i>2,750 to 20,000</i>	<i>57.5 sqm</i>	<i>+20%</i>
<i>20,001 to 35,000</i>	<i>39 sqm</i>	<i>+20%</i>
<i>35,001 to 65,000</i>	<i>35 sqm</i>	<i>+20%</i>

*In addition, a population trigger of 2,000 people within a 20 minute drive is used to indicate the minimum population required to support a viable facility.*

Rationale: *Refer to 'Living Learning Libraries (4<sup>th</sup> edition)', Library Council of New South Wales, 2012.*

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<sup>2</sup> [www.sl.nsw.gov.au/public-library-services/people-places-tools](http://www.sl.nsw.gov.au/public-library-services/people-places-tools)

*The 'collection items' standard*

*Note, this is not a locally-derived planning standard but rather a benchmark, comparing Moorabool's current provision with the Victorian average.*

## Standard

used: *Simple comparison against the 'Average items per capita' for Victoria reported in 'NSLA Australian Public Library Statistical Report 2015-2016' = 1.4 items per capita (municipal population).*

Rationale: *A simple benchmark against the Victorian average.*

**Findings of the Quantity Assessment**

*Detailed results of the gap analysis comparing the audit of existing supply with the Quantity Standard are provided in Part B to this report.*

Library services in the Shire are provided through the Lerderderg Library in Bacchus Marsh, the Ballan Library, and 5 rural services - currently Bungaree, Clarke's Hill, Dunnstown and Gordon on Tuesdays and Blackwood on Wednesdays.

Table B1 provides the current floor space for Lerderderg Library and Ballan Library and the number of collection items provided through each.

Small towns and rural areas:

- No small towns in the Shire exceed the population trigger for a centre-based library of 2,000 people and there are no centre-based libraries within either the Rural East or Rural West.
- Floor space standard:
  - when modelled together, the 'Ballan and the Rural West' area requires a library of 614 sqm now and 916 sqm by the year 2041. This represents a shortfall of -548 sqm now and -850 sqm by the year 2041 compared with the 66 sqm provided by the current Ballan Library.
- Collection items standard:
  - when modelled together, the 'Ballan and the Rural West' area is under-provided by approximately -7,500 collection items now and -13,600 items by the year 2041.
- The Quantity Assessment is not applied to rural library services.

Ballan:

- Floor space standard:
  - Modelled on its own, Ballan requires a library of 214 sqm now and 408 sqm by the year 2041. This represents a shortfall of -148 sqm now and -342 sqm by the year 2041 compared with the 66 sqm provided by the current Ballan Library.
- Collection items standard:
  - Modelled on its own, Ballan has a surplus of +589 items now, decreasing to a surplus of +246 items by the year 2021 and a shortfall thereafter.

*It should be noted that the Ballan Library should reasonably be expected to have a catchment wider than just 'Ballan'. See above for results when Ballan and the Rural West are modelled together.*

Bacchus Marsh and Surrounds:

- Floor space standard:
  - Bacchus Marsh and Surrounds<sup>4</sup> requires a library of 1,375 sqm now and 1,428 sqm by the year 2041. This represents a shortfall -515 sqm now and -568 sqm in the year 2041 when compared with the 860 sqm of the Lerderderg Library.
  - When modelled together, the shortfall for the 'Bacchus Marsh and Surrounds and the Rural East' area is -874 sqm now and -1,222 sqm by the year 2041.
- Collection items standard:
  - Bacchus Marsh and Surrounds has a shortfall of -6,200 items now, increasing to a shortfall of -21,000 items by the year 2041.
  - For the wider 'Bacchus Marsh and Surrounds and the Rural East' area the shortfall is -13,500 items now and -34,200 items by the year 2041.

## Utilisation Assessment findings

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### Purpose

*Facility-specific assessments that determine whether services and facilities have adequate capacity to meet community demand.*

The Utilisation Assessment examines the current level of use of facilities and determines whether or not they have capacity to accommodate existing and/or increased use.

### The Utilisation Standard

Utilisation of libraries is measured both as the number of visits per capita per year and the number of registered library members as a percentage of population.

#### *Visits per capita per year*

*Note, these are not proper locally-derived planning standards but rather benchmarks, comparing utilisation in Moorabool with the Victorian average.*

Standard used:	<i>Simple comparison against the 'Annual visits per capita' for Victoria reported in 'NSLA Australian Public Library Statistical Report 2015-2016' = 4.9 visits per capita (municipal population).</i>
Rationale:	<i>A simple benchmark against the Victorian average.</i>

#### *Registered library members as percentage of total population*

Standard used:	<i>Simple comparison against the 'Percent of population who are Library Members' for Victoria reported in 'NSLA Australian Public Library Statistical Report 2015-2016' = 34.9% of total population.</i>
Rationale:	<i>A simple benchmark against the Victorian average.</i>

### Findings of the Utilisation Assessment

**Error! Reference source not found.** (overleaf) provides the latest visitation figures for the Lerderderg and Ballan libraries and the current number of Moorabool residents who are registered library members.

For the Shire overall, the current membership of 7,241 members represents 21.3% of the total population. Compared with the Victorian average of 34.9%, current membership represents a shortfall of 4,635 members.

#### Small towns and rural areas:

- Visits per capita per year:
  - when compared with the average for Victoria of 4.9 visits per capita, the population of 8,900 people in the 'Ballan and the Rural West' area should generate 43,625 visits, which is 35,224 more (approximately 5 times) than the 8,401 visits to the Ballan Library.
- The Utilisation Assessment is not applied to rural library services.

#### Ballan:

- Visits per capita per year:



- when compared with the average for Victoria, the population of 3,100 people in Ballan should generate 15,190 visits, which is 6,789 more than the 8,401 visits to the Ballan Library.

*See above for results when Ballan and the Rural West are modelled together.*

**Bacchus Marsh and Surrounds:**

- Visits per capita per year:
  - For 'Bacchus Marsh and Surrounds', when compared with the average for Victoria, the population of 19,923 people should generate 97,623 visits, which is 8,610 less than the 106,233 visits to the Lerderderg Library.
  - For the wider 'Bacchus Marsh and Surrounds and the Rural East' area, the population of 25,128 people should generate 123,127 visits, which is 16,894 less than the 106,233 visits to the Lerderderg Library.

Service	Annual visits	Registered library members
Lerderderg Library, Bacchus Marsh	106,233	7,241
Ballan Library	8,401	

**Table C3: Utilisation of libraries**

## Travel Accessibility Assessment findings

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### Purpose

*A strategic assessment to determine whether people can travel to services and facilities within a reasonable journey time.*

The Travel Accessibility Assessment examines the geographic distribution of existing facilities and their relationship to public transport (train station and bus stops) and car parking. It assesses whether facilities are accessible within a reasonable journey distance or time from where people live and identifies any significant spatial gaps in provision.

### The Travel Standard: Library (centre-based)

#### Standards

used: *Population trigger: 2,000 total population within 20 minute drive*  
*Settlements of population less than 500: 20 minute drive*  
*Settlements of population between 500 and 2,000: 15 minute drive*  
*Settlements of population more than 2,000: 10 minute drive*

#### Rationale:

*The Travel Standards have been informed by various factors:*

- *The geographic distribution of existing facilities and their distance from people.*
- *Minimum populations required to support viable services and facilities.*
- *Council and other service providers' financial ability to deliver and maintain a network of services and facilities.*

### Findings of the Travel Accessibility Assessment

*Detailed results of the Travel Accessibility Assessment are provided in Part B to this report. Summary results are shown in **Table B4** and **Map B1** below.*

#### Small towns and rural areas:

Table B4 below provides tabular results of the assessment for each of the 22 small towns and rural areas; the same results are shown on Map B1.

- The results show that only Elaine and Morrisons fail the Travel Standards, being further than 20 minutes from Ballan, Bacchus Marsh or any of the Ballarat libraries.
- 4 of the rural library services are currently clustered in the far northwest of the Shire, with another in Blackwood. Distance-wise the southern rural half of the Shire has the poorest travel accessibility to any library services.
- 5 towns (Barkstead, Clarendon, Lal Lal, Navigators and Yendon) rely on libraries in Ballarat to meet their Travel Standards.

#### Ballan:

- Ballan meets the Travel Standard (10 minute drive) as it has the Ballan Library.

*Note: at present, Bacchus Marsh is the only settlement assessed as an urban area. As the population of Ballan grows, it may be appropriate to also apply the urban assessment to Ballan.*

	Population within range <sup>3</sup>	Travel Standard	Standard met/failed	Actual journey time to 2 nearest facilities (as measured)	Comments
<b>Balliang</b>	<100	20 minute drive	✓	20 minutes: Lerderderg Library 28 minutes: Melton Library & Learning Centre	Lerderderg Library is only just within the 20 minute standard and Melton is well beyond.
<b>Balliang East</b>	100-200	20 minute drive	✓	13 minutes: Lerderderg Library 23 minutes: Melton Library & Learning Centre	Lerderderg Library is well within the 20 minute standard and Melton is only 3 mins beyond.
<b>Barkstead</b>	<100	20 minute drive	✓	15 minutes: Daylesford Library 18 minutes: Creswick Library	2 non-Moorabool facilities within 18 minutes. Closest Moorabool facility is Ballan Library (21 minutes).
<b>Blackwood</b>	200-500	20 minute drive	✓	12 minutes: Trentham Library 20 minutes: Ballan Library	2 facilities within 20 minutes, the closest of which is non-Moorabool. Rural service once weekly.
<b>Bungaree</b>	100-200	20 minute drive	✓	14 minutes: Ballarat City Library 16 minutes: Wendouree Library	2 non-Moorabool facilities within 16 minutes. Closest Moorabool facility is Ballan Library (17 minutes).
<b>Clarendon</b>	100-200	20 minute drive	✓	17 minutes: Sebastopol Library 20 minutes: Ballarat City Library	2 non-Moorabool facilities within 20 minutes. Closest Moorabool centre is Ballan Library (29 minutes).
<b>Dales Creek</b>	200-500	20 minute drive	✓	16 minutes: Ballan Library 17 minutes: Trentham Library	2 facilities within 17 minutes, 1 of which is non-Moorabool.
<b>Dunnstown</b>	200-500	20 minute drive	✓	13 minutes: Ballarat City Library 15 minutes: Wendouree Library	2 non-Moorabool facilities within 15 minutes. Closest Moorabool facility is Ballan Library (19 minutes). Rural service once weekly.
<b>Elaine</b>	<100	20 minute drive	✗	24 minutes: Sebastopol Library 28 minutes: Ballarat City Library	No facilities within 20 minute Travel Standard. 2 Ballarat libraries within 30 minutes.
<b>Gordon</b>	500-2000	15 minute drive	✓	10 minutes: Ballan Library 22 minutes: Ballarat City Library	Only Ballan Library within 15 minute Travel Standard. Rural service once weekly.
<b>Greendale</b>	500-2000	15 minute drive	✓	12 minutes: Ballan Library 18 minutes: Lerderderg Library	Only Ballan Library within 15 minute Travel Standard, plus Lerderderg Library 3 minutes beyond.

<sup>3</sup> Travel Standards have been assigned to small towns according to population ranges. As larger populations can support a wider range of services and facilities, travel distance / time standards are generally less (i.e. better) for larger settlements. For more information regarding this methodology refer to the Moorabool Community Infrastructure Planning Process on Council's website.

	Population within range <sup>3</sup>	Travel Standard	Standard met/failed	Actual journey time to 2 nearest facilities (as measured)	Comments
<b>Hopetoun Park</b>	500-2000	15 minute drive	✓	11 minutes: Lerderderg Library 12 minutes: Melton Library & Learning Centre	2 facilities within 12 minutes, 1 of which is non-Moorabool.
<b>Korweinguboorra</b>	200-500	20 minute drive	✓	15 minutes: Daylesford Library 16 minutes: Ballan Library	2 facilities within 16 minutes, the closest of which is non-Moorabool.
<b>Lal Lal</b>	200-500	20 minute drive	✓	19 minutes: Ballarat City Library 20 minutes: Sebastopol Library	2 non-Moorabool facilities within 20 minutes. Closest Moorabool facility is Ballan Library (24 minutes).
<b>Morrison's</b>	<100	20 minute drive	✗	24 minutes: Ballan Library 31 minutes: Sebastopol Library	No facilities within 20 minute Travel Standard. Ballarat libraries just beyond 30 minutes.
<b>Mt Egerton</b>	200-500	20 minute drive	✓	12 minutes: Ballan Library 24 minutes: Ballarat City Library	Only Ballan Library within 20 minute Travel Standard.
<b>Mt Wallace</b>	<100	20 minute drive	✓	15 minutes: Ballan Library 30 minutes: Lerderderg Library	Only Ballan Library within 20 minute Travel Standard.
<b>Myrniong</b>	200-500	20 minute drive	✓	10 minutes: Ballan Library 12 minutes: Lerderderg Library	2 Moorabool facilities within 12 minutes
<b>Navigators</b>	200-500	20 minute drive	✓	11 minutes: Ballarat City Library 12 minutes: Sebastopol Library	2 non-Moorabool facilities within 12 minutes. Closest Moorabool facility is Ballan Library (24 minutes)
<b>Wallace</b>	200-500	20 minute drive	✓	12 minutes: Ballan Library 16 minutes: Ballarat City Library	2 facilities within 16 minutes, one of which is non-Moorabool.
<b>Yendon</b>	200-500	20 minute drive	✓	15 minutes: Ballarat City Library 15 minutes: Sebastopol Library	2 non-Moorabool facilities within 15 minutes. Closest Moorabool facility is Ballan Library (21 minutes).

Table B4: results of the Travel Accessibility Assessment for small towns

- ✓ Travel Standard met,
- ✗ Travel Standard failed

Bacchus Marsh and Surrounds:

- Map B1 shows that all parts of the urban area apart from far north Darley meet the '10 minute drive' standards as they are within 10 minutes of Lerderderg Library.
- It is worth noting that during peak traffic times, drive times from northern Darley and southern Maddingley will likely exceed the 10 minute standard.

*Gap analysis results (Travel Accessibility Assessment) - maps*

The following maps are provided in Part B to this report ('Detailed assessment data'):

**Map B1: Travel Accessibility Assessment results for 'Libraries (centre-based)'**

## Suitability Assessment findings

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### Purpose

*Facility-specific assessments that determine whether facilities are fit for their purpose and in adequate physical condition.*

The Suitability Assessment seeks to determine how suitable facilities are in terms of supporting the services or community activities delivered through them. The Suitability Assessment has two components: building condition and fitness for purpose.

### *Building condition vs fitness for purpose*

For Council-owned facilities (i.e. Council assets), the Suitability Assessment includes data from audits of building condition conducted in June 2018. The condition audits are a technical assessment of the physical condition and integrity of the structure and fit out of the building.

Fitness for purpose assessments were also conducted. These seek to understand how well existing facilities meet the needs of users and staff and how they compare with contemporary facility standards.

### The Suitability Standards

Table B5 (overleaf) provides the 1-to-5 scoring system used by the building condition audits and fitness for purpose assessments. It is important to note that low values represent better condition or fitness for purpose.

### *Building condition*

#### Standard

used: *Minimum standards for building condition are not used. Instead, condition scores are qualitatively assessed and compared with the fitness for purpose assessment findings.*

Rationale: *During audits, separate condition scores are assigned for different components of buildings such as roof, sub-structure, floor coverings and electrical services. These component scores are entered into Council's asset management systems and subsequently inform the annual maintenance, renewal and upgrade programmes.*

Score		Building condition	Fitness for purpose
1	Very good	Near new condition with no obvious signs of wear.	Fully meets service needs with no impact on delivery of services/activities, AND No identified risks to users or building integrity
2	Good	Good condition with limited signs of wear. Does not require any special attention.	Minor impact on ability to deliver the required services/activities, OR Minor identified risks to users or building integrity
3	Fair	Generally good condition with some evidence of minor defects in local spots. Requires some planned maintenance to prevent further deterioration and to return it to a very good condition.	Moderate impact on ability to deliver the required services/activities, OR Moderate identified risks to users or building integrity
4	Poor	Evidence of significant defects in multiple locations. Requires major maintenance to prevent further deterioration and to return it to a very good condition. Will need to be renewed, upgraded or disposed in near future. Is reflected via inclusion in the 10 year Capital Works Plan.	Significant impact on ability to deliver the required services/activities, OR Significant identified risks to users or building integrity
5	Very poor	In need of major repair and referred to the capital works program for renewal / replacement / disposal. Will need to be renewed, upgraded or disposed in near future. Is reflected via inclusion in the 2-5 year Capital Works Plan.	Severe impact - required services cannot be delivered/activities, OR Severe identified risks to users or building integrity
6	End of service life	No remaining service potential.	Not used

Table B5: scoring system used for the Suitability Assessment

### *Fitness for purpose*

*Two overall scores are determined for each facility: one for current fitness for purpose and another for future fitness for purpose (notionally 5 years' time). Both overall scores are then classified as per the standards below.*

#### Standards

used:	1 to 2: 'Fit for purpose'	equivalent to the top 25%
	2 to 3: 'Attention required (minor)'	equivalent to upper 25% to 50%
	3 to 4: 'Attention required (major)'	equivalent to lower 25% to 50%
	4 to 5: 'Unfit for purpose'	equivalent to bottom 25%

**Rationale:** *The above scores represent 25% bands where the top 25% indicate facilities that are fit for purpose and the bottom 25% unfit. Scores in between are graded into facilities that exhibit major and minor issues.*

### **Findings of the Suitability Assessment**

*Detailed Building condition audit and Fitness for Purpose assessment data may be requested directly from Moorabool Shire Council. Summary results are provided through **Table B6** (overleaf).*

#### Small towns and rural areas:

There are no libraries within small towns.

#### Ballan:

Building condition data is not available for Ballan Library as it is located within the State Government-owned Ballan Mechanics Institute Hall Reserve.

The Fitness for Purpose assessment scored the Ballan Library as 'unfit for purpose' due to:

- Substantially undersized meaning it cannot be fitted out to required standards. The library cannot be expanded any further at the current site without major reconfiguration of the Ballan and District Community House.
- Poor visibility from the street.
- No community internet access.
- Wheelchair users must enter through Community House.
- Cramped library room unsuitable for wheelchair users.

#### Bacchus Marsh and Surrounds:

The Lerderderg Library is in good to average condition throughout. The Fitness for Purpose assessment found the library to be generally fit for purpose but did identify two major issues:

- back-of-house and staff areas are undersized, cramped and lacking privacy.
- public library area is undersized for the population it serves.

Works are also required to address:

- Rough car park surface
- Upgrade to furniture and air conditioning in main library room.
- Lack of a 2<sup>nd</sup> wheelchair accessible exit, plus various other minor accessibility issues



Name	Building condition	Fitness for purpose			
		Score - Now	Classification - Now	Score - Future	Classification - Future
Small towns and rural areas					
<i>no facilities</i>	<i>n/a</i>				
Ballan					
Ballan Library	<i>No condition data</i>	4.0	Unfit for purpose	4.0	Unfit for purpose
Bacchus Marsh and Surrounds					
Lerderderg Library	• All components good to average	2.8	Attention required (minor)	3.1	Attention required (major)

**Table B6: overall Suitability Assessment findings for libraries**

## Attachment C

<b>Use Group:</b>	Early years
<b>Use(s):</b>	C. 4 year-old kindergarten

### Go to:

[Existing infrastructure](#)

[Quantity Assessment finding](#)

[Utilisation Assessment findings](#)

[Travel Accessibility Assessment findings](#)

[Suitability Assessment findings](#)

*Summaries of the key findings from this assessment are provided in the main Community Infrastructure Needs Analysis Key Findings & Recommendations report.*

*Detailed assessment results are provided in Part B to this report. Where available, Building Condition audits and Fitness for Purpose assessments that have informed the Suitability Assessment may be requested directly from Moorabool Shire Council.*

### Definition(s):

#### 4 year-old kindergarten:

Kindergarten (also called preschool) is a program for young children delivered by a qualified early childhood teacher. Children attend a kindergarten program in the year before starting school, usually at four years of age. Kindergarten operates under the Australian Government National Quality Framework and must meet the requirements of the Education and Care Services National Law Act 2010 and Education and Care Services National Regulations 2011. In Victoria local government is the infrastructure provider for Kindergarten.

## Notes

### *Revision and update of the Quantity Standards*

The Quantity Standards are directly informed by the current levels of public use that existing facilities receive. This is because Council cannot reasonably determine Quantity Standards without first understanding how well, or how poorly, existing facilities are used.

The current Quantity Standards for 4 year-old kindergarten have been informed by the findings of the Utilisation Assessment. If utilisation rates change in future, the Quantity Standards should be revised to reflect that change.

## Existing infrastructure

The following Council-owned facilities within Moorabool Shire were recorded through the Community Infrastructure Audit and assessed for this report:

Council-owned facilities providing 4 year-old kindergarten	Service type	Owner & operator
Ballan & District Preschool, Ballan	Sessional kindergarten	Council owned, private operator
Darley Early Years Hub, Darley	Sessional kindergarten	Council owned and operated
Wallace & District Preschool, Wallace	Sessional kindergarten	Council owned, private operator
Young Street Preschool, Bacchus Marsh	Sessional kindergarten	Council owned, private operator

**Table C1: Existing infrastructure (Council-owned facilities within Moorabool Shire)**

The following non-Council facilities within Moorabool Shire were also recorded and assessed:

Facilities providing 4 year-old kindergarten	Service type	Owner & operator
Aussie Kindies Early Learning, Bacchus Marsh	Integrated kindergarten program within Long Day Care centre	Private owner & operator
Bacchus Marsh Child Care & Kindergarten Centre	Integrated kindergarten program within Long Day Care centre	Private owner & operator
Bacchus Marsh Montessori Preschool, Darley	Sessional kindergarten	State Government owned, private operator
Early Learning Centre, Maddingley	Integrated kindergarten program within Long Day Care centre	Private owner & operator
Pentland Child Care & Kindergarten Centre	Integrated kindergarten program within Long Day Care centre	Private owner & operator
Story House Early Learning Centre, Darley	Integrated kindergarten program within Long Day Care centre	Private owner & operator

**Table C2: Existing infrastructure (non-Council facilities within Moorabool Shire)**

*For more information about how the above figures for ‘# licensed places’ and ‘modelled kindergarten enrolment capacity’ have been determined, refer to the Quantity Assessment section of this document.*

It is recognised that several facilities outside of Moorabool are accessible to Shire residents. However, as all councils prioritise kindergarten places for their own residents, Moorabool Council cannot be certain that its residents will always be able to access kindergarten facilities in other municipalities. Therefore, to ensure that Moorabool residents are adequately provided with kindergarten, the facilities listed in table C3 have been excluded from the needs assessments.

<b>Facilities providing 4 year-old kindergarten outside of Moorabool Shire</b>
<b>City of Ballarat</b>
Alfredton Goodstart Early Learning Centre
Ballarat Little Learners Early Education Centre (ELC)
Ballarat North Early Learning Centre
Buninyong Preschool
Centre for Early Education
Cherish Early Learning Centre
Creswick Road Goodstart Early Learning Centre
Delacombe Goodstart Early Learning Centre
Mount Clear Goodstart Early Learning Centre
Mount Helen Goodstart Early Learning Centre
Wendouree Goodstart Early Learning Centre
<b>Golden Plains Shire</b>
Meredith Kindergarten
<b>Hepburn Shire</b>
Creswick Children's Services
<b>Macedon Ranges Shire</b>
Trentham Kindergarten

**Table C3: Existing infrastructure outside of Moorabool Shire and excluded from the needs assessments**

## Quantity Assessment findings

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### Purpose

*A strategic assessment to determine whether there are enough facilities in relation to population size.*

The Quantity Assessment determines whether there is currently a suitable and sufficient quantity of services or facilities to meet the needs of the population of an area. It seeks to identify any under or over-provision that exists now and, using Council's population forecasts, may exist in the future.

### *Note regarding notation:*

- *Figures that refer to an undersupply are prefixed with '-' and oversupply prefixed with '+'.*
- *The name 'Bacchus Marsh and Surrounds' refers to the urban areas of Darley, Bacchus Marsh and Maddingley.*

### The Quantity Standard

#### Standard

used:

*1 kindergarten place per 1 child aged 4 years*

*Population trigger<sup>1</sup>: 50 children aged 4 within a 20 minute drive*

**Rationale:** *Council has adopted a service standard of 1 place per resident 4 year old child. This is supported by annual data published by the Department of Education (DET) that shows 95% of resident 4-year olds in Moorabool attend kindergarten. The total number of children enrolled at centres within Moorabool is also high, being equivalent to at least 92% of the number of resident children (DET Early Learning Profile 2017).*

### *'Licensed places' and 'enrolment capacity'*

Figures for 'licensed places' refers to the maximum number of children that each centre is licensed to educate at any one time. As children are funded for 15 hours of 4-year-old kindergarten per week, each licensed place can actually be used by more than 1 child within a week. For example, a facility with 44 licensed places is able to teach 44 children at any one time. On Monday, 44 children might receive 7.5 hours of kindergarten. On Tuesday, those same 44 children might receive another 7.5 hours, bringing them to their total weekly requirement of 15 hours. On Wednesday and Thursday a different 44 children could receive their 15 hours of kindergarten. The result is that 2 children have been taught for every 1 licensed place.

The Quantity Assessment modelling uses the assumption that the maximum 'enrolment capacity' of facilities is equivalent to 2 children per licensed place.

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<sup>1</sup> minimum cohort population required to trigger need for a facility

## Findings of the Quantity Assessment

Detailed results of the gap analysis comparing the audit of existing supply with the Quantity Standard are provided in Part B to this report.

The audit recorded 10 facilities within the Shire providing 4 year-old kindergarten, 5 of which are sessional kindergarten programs and 5 which are integrated within long day care centres. However, as Council has no control over the provision of kindergarten by private child care providers, the Quantity Assessment excludes most of the kindergarten capacity<sup>2</sup> within long day care centres.

Council-owned facilities	Service type	# licensed places	enrolment capacity
<b>Small towns and rural areas</b>			
Wallace & District Preschool, Wallace	Sessional	26	54
<b>Ballan</b>			
Ballan & District Preschool, Ballan	Sessional	59	110
<b>Bacchus Marsh and Surrounds</b>			
Darley Early Years Hub, Darley	Sessional	99	187 <sup>3</sup>
Young Street Preschool, Bacchus Marsh	Sessional	60	120

**Table C4: Existing infrastructure (Council-owned facilities within Moorabool Shire)**

The following non-Council facilities within Moorabool Shire were also recorded and assessed:

Non-Council facilities	Service type	# licensed places	enrolment capacity
<b>Small towns and rural areas</b>			
<i>No facilities recorded</i>			
<b>Ballan</b>			
<i>No facilities recorded</i>			
<b>Bacchus Marsh and Surrounds</b>			
Aussie Kindies Early Learning, Bacchus Marsh	Integrated within long day care	80 <sup>4</sup>	11 <sup>5</sup>
Bacchus Marsh Child Care & Kindergarten Centre	Integrated within long day care	50 <sup>3</sup>	11 <sup>4</sup>
Bacchus Marsh Montessori Preschool, Darley	Sessional kindergarten	25	44 <sup>4</sup>
Early Learning Centre, Maddingley	Integrated within long day care	103 <sup>3</sup>	11 <sup>4</sup>
Pentland Child Care & Kindergarten Centre	Integrated within long day care	60 <sup>3</sup>	44
Story House Early Learning Centre, Darley	Integrated within long day care	96 <sup>3</sup>	11 <sup>4</sup>

**Table C5: Existing infrastructure (non-Council facilities within Moorabool Shire)**

<sup>2</sup> At this time, the 22 place program at Pentland Child Care and Kindergarten Centre in Bacchus Marsh is included due to a higher degree of certainty on Council's part that this capacity will continue for the foreseeable future.

<sup>3</sup> Maximum capacity if all rooms used for delivery of 6 kindergarten sessions (or 134 max capacity if based on 4 sessions)

<sup>4</sup> Total places for Long Day care and Kindergarten

<sup>5</sup> Excluded from modelling; refer to Quantity Assessment section for more information

Small towns and rural areas:

- There is no kindergarten provision with the Rural East. Towns rely on the facilities in Darley, Bacchus Marsh and Maddingley.
- When modelled together, the areas of 'Bacchus Marsh and Surrounds'<sup>6</sup> and 'Rural East' show a small operating surplus of +54 places of enrolment capacity, falling to only +27 places by 2021 and a shortfall afterwards.
- It is notable that most of the kindergarten provision is provided through the Darley Early Years Hub and Young Street Preschool, with only 1 private long day care centre providing kindergarten in Maddingley. This means that families in the small towns to the south of Maddingley have a long journey to the north of the urban area. Some may choose instead to access facilities in Melton but those are not any closer.
- Ballan and Wallace kindergartens service the small towns in the centre and west of the Shire. When modelled together, Ballan and the Rural West (which includes the kindergarten at Wallace) has a surplus of +69 places now, reducing to a surplus of +45 by the year 2031.
- On its own, the Rural West is underprovided by -5 places. However, due to the long distances between the kindergarten facilities at Wallace or Ballan and the towns in the far north, south and west of the Rural West, it is understood that some families instead choose to use centres in Ballarat.

Ballan:

- Modelled on its own, Ballan has a surplus of +74 places currently, reducing to +59 by the year 2031.
- *See above for results when modelled with the Rural West.*

Bacchus Marsh and Surrounds:

- Bacchus Marsh and Surrounds<sup>4</sup> shows a surplus against the Standard of +117 places. However, when modelled together with the Rural East show a smaller surplus of +54 places, falling to only +27 places by 2021 and a shortfall thereafter.
- On its own, Maddingley has a shortfall of -63 places now. Even when modelled together with Bacchus Marsh, the area has a shortfall of -22 places now falling to -47 by the year 2021.
- Bacchus Marsh and Darley together show a surplus of 180 places now. This is because of the Darley Early Years Hub being in Darley and there being no provision in Maddingley.

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<sup>6</sup> The area 'Bacchus Marsh and Surrounds' refers to the urban area of Darley, Bacchus Marsh and Maddingley.

## Utilisation Assessment findings

### Purpose

*Facility-specific assessments that determine whether services and facilities have adequate capacity to meet community demand.*

The Utilisation Assessment examines the current level of use of facilities and determines whether or not they have capacity to accommodate existing and/or increased use.

### The Utilisation Standard

Utilisation of kindergartens is measured as the percentage (%) of their maximum enrolment capacity that is in use (i.e. children enrolled).

Standard

used: *Facilities are deemed fully utilised at 95% utilisation and above.*

Rationale: *While facilities can be fully enrolled (100% utilisation), a small operating surplus of 5% is allowed for.*

### Findings of the Utilisation Assessment

**Error! Reference source not found.** Table C6 provides the latest available enrolment figures for each Council-owned centre. Mid-2018 enrolment figures were provided by Council's Early Years' Service.

Council-owned facilities	enrolment capacity	Actual enrolments	Utilisation % <sup>7</sup>
<b>Small towns and rural areas</b>			
Wallace & District Preschool, Wallace	54	21	39%
<b>Ballan</b>			
Ballan & District Preschool, Ballan	110	78	71%
<b>Bacchus Marsh and Surrounds</b>			
Darley Early Years Hub, Darley	187	135	72%
Young Street Preschool, Bacchus Marsh	120	115	96%

**Table C6: Utilisation of Council-owned kindergartens**

Table C7 below provides the latest available enrolment figures for non-Council centres, showing data from the Department of Education (DET) 2017 *Early Learning Profile for Moorabool*. As already described, most kindergarten places at non-Council facilities was excluded from the Quantity Assessment. However, the utilisation figures are shown here for context.

<sup>7</sup> Utilisation % equals # enrolments ÷ enrolment capacity



Non-Council facilities	enrolment capacity	Actual enrolments	Utilisation % <sup>8</sup>
<b>Small towns and rural areas</b>			
<i>No facilities recorded</i>			
<b>Ballan</b>			
<i>No facilities recorded</i>			
<b>Bacchus Marsh and Surrounds</b>			
Aussie Kindies Early Learning, Bacchus Marsh	11 <sup>9</sup>	11	100%
Bacchus Marsh Child Care & Kindergarten Centre	11 <sup>8</sup>	11	100%
Bacchus Marsh Montessori Preschool, Darley	44 <sup>8</sup>	12	27%
Early Learning Centre, Maddingley	11 <sup>8</sup>	unknown	unknown
Pentland Child Care & Kindergarten Centre	44	43	98%
Story House Early Learning Centre, Darley	11 <sup>8</sup>	unknown	unknown

**Table C7: Utilisation of non-Council kindergartens**Small towns and rural areas:

- When considered together, the 164 places provided by the Wallace and Ballan sessional kindergartens are at about 60% utilisation overall. However, Ballan has the highest utilisation of the two centres at 71%. These two centres have capacity to accommodate demand for at least 10 years across Ballan and the Rural West. This supports the findings of the Quantity Assessment that show that the Ballan and the Rural West area has a surplus of provision.

Ballan:

- The Ballan and District Preschool (sessional) is at 71% of its maximum capacity. This supports the Quantity Assessment which shows Ballan currently has adequate provision.

Bacchus Marsh and Surrounds:

- Overall the 3 sessional kindergartens (none of which are in Maddingley) are utilised 75% of their maximum capacity. Of these, Young Street is fully enrolled but Bacchus Marsh Montessori and the Darley Early Years have spare capacity. It is important to note that 22 places of the 'spare' capacity at the Darley Early Years Hub are not actually available as the room is currently being used for community and supported playgroups, support groups and specialist children's programs. Alternative space(s) for these activities will need to be found before the 22 place room can be used by kindergarten.
- Insufficient data was available to conclude whether there is demand for kindergarten in Maddingley that is not adequately being met by existing facilities. However, Council's Child Youth & Family Service reported that families from Maddingley are currently accessing kindergarten at Young Street and the Darley Early Years Hub due to a lack of options in Maddingley.

<sup>8</sup> Utilisation % equals # enrolments ÷ enrolment capacity<sup>9</sup> Excluded from Quantity Assessment

## Travel Accessibility Assessment findings

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### Purpose

*A strategic assessment to determine whether people can travel to services and facilities within a reasonable journey time.*

The Travel Accessibility Assessment examines the geographic distribution of existing facilities and their relationship to public transport (train station and bus stops) and car parking. It assesses whether facilities are accessible within a reasonable journey distance or time from where people live and identifies any significant spatial gaps in provision.

### The Travel Standard

#### Standards

used:

- Settlements of population less than 500: 20 minute drive*
- Settlements of population between 500 and 2,000: 15 minute drive*
- Settlements of population more than 2,000: 10 minute drive*
- Population trigger<sup>10</sup>: 40 children aged 4 years*

#### Rationale:

*The Travel Standards have been informed by various factors:*

- *The geographic distribution of existing facilities and their distance from people.*
- *Minimum populations required to support viable services and facilities.*
- *Council and other service providers' financial ability to deliver and maintain a network of services and facilities.*

### Findings of the Travel Accessibility Assessment

*Detailed results of the Travel Accessibility Assessment are provided in Part B to this report. Summary results are shown in **Table C8** and **Map C1** below.*

#### Small towns and rural areas:

Table C8 below provides tabular results of the assessment for each of the 22 small towns and rural areas; the same results are shown on Map C1.

- The results show that families in all but 4 small towns have at least 1 kindergarten within the Travel Standard for their location.
- The towns that fail their Travel Standards are:
  - Balliang
  - Clarendon
  - Elaine
  - Morrisons
- Barkstead has only 1 facility within the Travel Standard, but has another facility 1 minute beyond the Travel Standard.

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<sup>10</sup> Minimum population required to support a viable service / facility.

Ballan:

- Ballan meets the Travel Standard (10 minute drive) as it has the Ballan and District Preschool within town. The Wallace and District Pre School is 12 minutes away.

*Note: at present, Bacchus Marsh is the only settlement assessed as an urban area. As the population of Ballan grows, it may be appropriate to also apply the urban assessment to Ballan.*

Bacchus Marsh and Surrounds:

- Map C8 shows that all parts of the urban area have at least 1 kindergarten within the Travel Standard of '10 minute drive'.
- Darley is well served by 1 sessional kindergarten and 2 private Long Day Care centres providing funded kindergarten programs.
- Maddingley only has access to 1 private Long Day Care providing funded kindergarten programs through the Montessori Preschool.

*Gap analysis results (Travel Accessibility Assessment) - maps*

The following maps are provided in Part B to this report ('Detailed assessment data'):

**Map C1: Travel Accessibility Assessment results for '4 year-old kindergarten'**

	Population within range <sup>11</sup>	Travel Standard	Standard met/failed	Actual journey time to 2 nearest facilities (as measured)	Comments
<b>Balliang</b>	<100	20 minute drive	✗	19 minutes: Maddingley Montessori Centre 22 minutes: Young Street Preschool	Closest facility is specialist Montessori. Council-owned Young St is only 2 minutes beyond the Travel Standard.
<b>Balliang East</b>	100-200	20 minute drive	✓	14 minutes: Maddingley Montessori Centre 16 minutes: Young Street Preschool	Closest facility is specialist Montessori. Council-owned Young St is also within the Travel Standard.
<b>Barkstead</b>	<100	20 minute drive	✓	13 minutes: Wallace & District Preschool 21 minutes: Creswick Children's Services	2 facilities within 21 minutes. Creswick (non-Moorabool) is just beyond the Travel Standard.
<b>Blackwood</b>	200-500	20 minute drive	✓	12 minutes: Trentham Kindergarten 20 minutes: Ballan and District Preschool	2 facilities within 20 minutes. Trentham Kindergarten (non-Moorabool) is closest. Ballan is just within Travel Standard.
<b>Bungaree</b>	100-200	20 minute drive	✓	5 minutes: Wallace & District Preschool 10 minutes: Ballarat Little Learners ELC	2 facilities within 10 minutes, 1 of which is non-Moorabool. Several Ballarat facilities within 20 minutes.
<b>Clarendon</b>	100-200	20 minute drive	✗	10 minutes: Buninyong Preschool 12 minutes: Mount Helen Goodstart ELC	Only 2 non-Moorabool facilities within 12 minutes. Closest Moorabool facility is Wallace and District Preschool, 1 minute beyond the Travel Standard
<b>Dales Creek</b>	200-500	20 minute drive	✓	16 minutes: Ballan and District Preschool 17 minutes: Trentham Kindergarten	2 facilities within 17 minutes, 1 of which is non-Moorabool. Darley Early Years Hub is also within 20 minutes.
<b>Dunnstown</b>	200-500	20 minute drive	✓	9 minutes: Ballarat Little Learners ELC 9 minutes: Wallace & District Preschool	2 facilities within 10 minutes, one of which is Council-owned. Ballarat facilities also within Travel Standard.
<b>Elaine</b>	<100	20 minute drive	✗	9 minutes: Meredith Kindergarten 18 minutes: Buninyong Preschool	2 facilities within Travel Standard but both are non-Moorabool. Closest Moorabool facility is Wallace and District Preschool (29 minutes).
<b>Gordon</b>	500-2000	15 minute drive	✓	7 minutes: Wallace & District Preschool 10 minutes: Ballan and District Preschool	2 Moorabool facilities within 10 minutes. No other facilities within 15 minutes.
<b>Greendale</b>	500-2000	15 minute drive	✓	12 minutes: Ballan and District Preschool 15 minutes: Darley Early Years Hub	2 Moorabool facilities (including the large Darley Early Years Hub) within 15 minutes.

<sup>11</sup> Travel Standards have been assigned to small towns according to population ranges. As larger populations can support a wider range of services and facilities, travel distance / time standards are generally less (i.e. better) for larger settlements. For more information regarding this methodology refer to the Moorabool Community Infrastructure Planning Process on Council's website.

	Population within range <sup>11</sup>	Travel Standard	Standard met/failed	Actual journey time to 2 nearest facilities (as measured)	Comments
<b>Hopetoun Park</b>	500-2000	15 minute drive	✓	10 minutes: Young Street Preschool 12 minutes: Bacchus Marsh Montessori Preschool	2 Moorabool facilities within 12 minutes; Maddingley and other Darley facilities are also within 15 minutes.
<b>Korweinguboorra</b>	200-500	20 minute drive	✓	15 minutes: Wallace & District Preschool 16 minutes: Ballan and District Preschool	2 Moorabool facilities within 16 minutes. These are the only facilities within 20 minutes.
<b>Lal Lal</b>	200-500	20 minute drive	✓	12 minutes: Buninyong Preschool 14 minutes: Mount Helen Goodstart ELC	2 non-Moorabool facilities within 14 minutes. Closest Moorabool facility is Wallace and District Preschool (18 minutes).
<b>Morrison's</b>	<100	20 minute drive	✗	9 minutes: Meredith Kindergarten 24 minutes: Ballan and District Preschool, and Buninyong Preschool	Only 1 non-Moorabool facility within Travel Standard. Closest Council-owned facility is Ballan (24 minutes).
<b>Mt Egerton</b>	200-500	20 minute drive	✓	11 minutes: Wallace & District Preschool 12 minutes: Ballan and District Preschool	2 Council facilities within 12 minutes.
<b>Mt Wallace</b>	<100	20 minute drive	✓	15 minutes: Ballan and District Preschool 20 minutes: Meredith Kindergarten	2 facilities within 20 minutes, 1 of which is non-Moorabool
<b>Myrniong</b>	200-500	20 minute drive	✓	11 minutes: Darley Early Years Hub 11 minutes: Ballan and District Preschool	2 Council facilities within 11 minutes plus Darley, Bacchus Marsh, Maddingley and Wallace all within 20 minutes.
<b>Navigators</b>	200-500	20 minute drive	✓	8 minutes: Ballarat Little Learners ELC 10 minutes: Buninyong Preschool	2 non-Moorabool facilities within 10 minutes. Wallace and District Preschool also within Travel Standard (14 minutes).
<b>Wallace</b>	200-500	20 minute drive	✓	1 minute: Wallace & District Preschool 13 minutes: Ballan and District Preschool	2 Council facilities within 13 minutes plus several Ballarat facilities within 20 minutes.
<b>Yendon</b>	200-500	20 minute drive	✓	8 minutes: Buninyong Preschool 10 minutes: Mount Helen Goodstart ELC	2 non-Moorabool facilities within 10 minutes. Ballan and District Preschool is just within 20 minutes.

Table C8: results of the Travel Accessibility Assessment for small towns

- ✓ Travel Standard met,
- ✗ Travel Standard failed

## Suitability Assessment findings

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### Purpose

*Facility-specific assessments that determine whether facilities are fit for their purpose and in adequate physical condition.*

The Suitability Assessment seeks to determine how suitable facilities are in terms of supporting the services or community activities delivered through them.

Suitability assessments were only conducted for Council-owned kindergartens. This assessment assumes that privately-operated facilities are in adequate condition and fit for purpose.

The Suitability Assessment has two components: building condition and fitness for purpose.

### *Building condition vs fitness for purpose*

For Council-owned facilities (i.e. Council assets), the Suitability Assessment includes data from audits of building condition conducted in June 2018. The condition audits are a technical assessment of the physical condition and integrity of the structure and fit out of the building.

Fitness for purpose assessments were also conducted. These seek to understand how well existing facilities meet the needs of users and staff and how they compare with contemporary facility standards.

### The Suitability Standards

Table C9 (overleaf) provides the 1-to-5 scoring system used by the building condition audits and fitness for purpose assessments. It is important to note that low values represent better condition or fitness for purpose.

### *Building condition*

#### Standard

used: *Minimum standards for building condition are not used. Instead, condition scores are qualitatively assessed and compared with the fitness for purpose assessment findings.*

Rationale: *During audits, separate condition scores are assigned for different components of buildings such as roof, sub-structure, floor coverings and electrical services. These component scores are entered into Council's asset management systems and subsequently inform the annual maintenance, renewal and upgrade programmes.*

Score		Building condition	Fitness for purpose
1	Very good	Near new condition with no obvious signs of wear.	Fully meets service needs with no impact on delivery of services/activities, AND No identified risks to users or building integrity
2	Good	Good condition with limited signs of wear. Does not require any special attention.	Minor impact on ability to deliver the required services/activities, OR Minor identified risks to users or building integrity
3	Fair	Generally good condition with some evidence of minor defects in local spots. Requires some planned maintenance to prevent further deterioration and to return it to a very good condition.	Moderate impact on ability to deliver the required services/activities, OR Moderate identified risks to users or building integrity
4	Poor	Evidence of significant defects in multiple locations. Requires major maintenance to prevent further deterioration and to return it to a very good condition. Will need to be renewed, upgraded or disposed in near future. Is reflected via inclusion in the 10 year Capital Works Plan.	Significant impact on ability to deliver the required services/activities, OR Significant identified risks to users or building integrity
5	Very poor	In need of major repair and referred to the capital works program for renewal / replacement / disposal. Will need to be renewed, upgraded or disposed in near future. Is reflected via inclusion in the 2-5 year Capital Works Plan.	Severe impact - required services cannot be delivered/activities, OR Severe identified risks to users or building integrity
6	End of service life	No remaining service potential.	Not used

Table C9: scoring system used for the Suitability Assessment

*Fitness for purpose*

Two overall scores are determined for each facility: one for current fitness for purpose and another for future fitness for purpose (notionally 5 years' time). Both overall scores are then classified as per the standards below.

## Standards

used:	1 to 2: 'Fit for purpose'	equivalent to the top 25%
	2 to 3: 'Attention required (minor)'	equivalent to upper 25% to 50%
	3 to 4: 'Attention required (major)'	equivalent to lower 25% to 50%
	4 to 5: 'Unfit for purpose'	equivalent to bottom 25%

Rationale: The above scores represent 25% bands where the top 25% indicate facilities that are fit for purpose and the bottom 25% unfit. Scores in between are graded into facilities that exhibit major and minor issues.

**Findings of the Suitability Assessment**

Detailed Building condition audit and Fitness for Purpose assessment data may be requested directly from Moorabool Shire Council. Summary results are provided through **Table C10** (overleaf).

Council-owned facilities:

Findings from the condition audit indicate that all of the Council-owned facilities are in good to fair physical condition. The condition results for Ballan, Wallace and Young Street preschools contrast with the fitness for purpose assessment results that found them to be in need of fairly major works to make them fit for purpose. The main issues with these facilities are described below.

Small towns and rural areas:

The Wallace and District Preschool is generally fit for purpose other than having an insufficient number of toilets to meet regulations. In addition, suspected asbestos in parts of the building are preventing works to improve building usability and safety.

Ballan:

A number of issues were identified for the Ballan and District Preschool, including:

- Poor layout hinders service delivery
- Lacks full range of required spaces and storage
- Some concerns regarding emergency procedures
- Toilets in need of upgrade

While improving the emergency arrangements and upgrading the toilets are important issues, they can likely be resolved through fairly minor works. However, the building's internal configuration and lack of certain space for children, staff and parents will require more major renovation to remedy.



**Bacchus Marsh and Surrounds:**

Issues identified Young Street Preschool include:

- Poor layout hinders service delivery
- Undersized
- Some concerns regarding safety due to location of bag storage
- Toilets in need of upgrade

It may be possible to address the location of the bag storage and upgrade to the toilets through minor works. However, the layout causes various issues with operation of the facility and may impact on child safety. Critically, it is also an undersized facility in a central urban location that should be expanded through more major works to increase capacity.

Name	Building condition	Fitness for purpose			
		Score - Now	Classification - Now	Score - Future	Classification - Future
Small towns and rural areas					
Wallace and District Preschool	• All components good	3.0	Attention required (major)	3.0	Attention required (major)
Ballan					
Ballan and District Preschool	• All components good	3.0	Attention required (major)	3.3	Attention required (major)
Bacchus Marsh and Surrounds					
Darley Early Years Hub	• All components good	1.3	Fit for purpose	1.3	Fit for purpose
Young Street Preschool	• Fair: Wall finishes and windows • All other components good	3.4	Attention required (major)	3.8	Attention required (major)

**Table C10: overall Suitability Assessment findings for Council-owned facilities**

### *Child Safety Standards and multipurpose facilities*

It is important to note that the Victorian Government Child Safety Standards apply compulsory minimum standards to all organisations that provide services to children, including local government. The standards may have implications for community infrastructure that services both children and adults on the same site at the same time, such as an early years and community hub, library or recreation facility.

It is recommended that, for any project building or modifying facilities that service both children and adults at the same time, the project manager should consult with Council's Child Safety officer to ensure a risk management approach to child safety.

## Attachment D

<b>Use Group:</b>	Early years
<b>Use(s):</b>	D. Long day care

### Go to:

[Existing infrastructure](#)

[Quantity Assessment finding](#)

[Utilisation Assessment findings](#)

[Travel Accessibility Assessment findings](#)

[Suitability Assessment findings](#)

*Summaries of the key findings from this assessment are provided in the main Community Infrastructure Needs Analysis Key Findings & Recommendations report.*

*Detailed assessment results are provided in Part B to this report. Where available, Building Condition audits and Fitness for Purpose assessments that have informed the Suitability Assessment may be requested directly from Moorabool Shire Council.*

### Definition(s):

#### Long day care:

Centre-based education and care services for children aged 0-6 years, providing up to 12 hours of care a day. Services operate under the Australian Government National Quality Framework and must meet the requirements of the Education and Care Services National Law Act 2010 and Education and Care Services National Regulations 2011. Long Day Care in Moorabool is provided by the private sector and community organisations.

## Notes

### *Revision and update of the Quantity Standards*

The Quantity Standards are directly informed by the current levels of public use that existing facilities receive. This is because Council cannot reasonably determine Quantity Standards without first understanding how well, or how poorly, existing facilities are used.

The current Quantity Standards for Long day care have been informed by the findings of the Utilisation Assessment. If utilisation rates change in future, the Quantity Standards should be revised to reflect that change.

## Existing infrastructure

The following facilities within Moorabool Shire were recorded through the Community Infrastructure Audit and assessed for this report:

Facilities providing 4 year-old kindergarten	Service type	Owner & operator	# licensed places	Modelled enrolment capacity
Aussie Kindies Early Learning, Bacchus Marsh	Long day care with integrated kindergarten program	Private owner & operator	80 <sup>1</sup>	120
Bacchus Marsh Child Care & Kindergarten Centre	Long day care with integrated kindergarten program	Private owner & operator	50 <sup>1</sup>	75
Ballan Child Care Centre	Long day care	Council owned, privately operated	50	75
Early Learning Centre, Maddingley	Long day care with integrated kindergarten program	Private owner & operator	103 <sup>1</sup>	155
Maddingley Montessori Centre	Long day care	Private owner & operator	110	165
Pentland Child Care & Kindergarten Centre	Long day care with integrated kindergarten program	Private owner & operator	60 <sup>1</sup>	46
Story House Early Learning Centre, Darley	Long day care with integrated kindergarten program	Private owner & operator	96 <sup>1</sup>	144

**Table D1: Existing infrastructure (within Moorabool Shire)**

For more information about how the above figures for ‘# licensed places’ and ‘modelled enrolment capacity’ have been determined, refer to the Quantity Assessment section of this document.

<sup>1</sup> Total places for Long Day care and Kindergarten

To inform the Travel Accessibility Assessment, the following facilities outside of but within 20 minutes' drive of towns within the Shire, were also recorded and mapped:

<b>Facilities providing Long day care outside of Moorabool Shire</b>
<b>City of Ballarat</b>
Alfredton Child Care Centre
Alfredton Goodstart Early Learning Centre
Ballarat Child Care Co-operative
Creswick Road Goodstart Early Learning Centre
Delacombe Goodstart Early Learning Centre
Girrabanya Children's Centre
Lake Gardens Children Centre
Mount Clear Goodstart Early Learning Centre
Mount Helen Goodstart Early Learning Centre
Sebastopol Child Care Centre
Wendouree Children's Services
<b>Hepburn Shire</b>
Creswick Children's Services
Daylesford Community Child Care
<b>City of Melton</b>
Melton World of Learning
Goodstart Early Learning Centre (High Street)
Goodstart Early Learning Centre (Melton West)

**Table D2: Existing infrastructure (accessible from Moorabool Shire)**

## Quantity Assessment findings

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### Purpose

*A strategic assessment to determine whether there are enough facilities in relation to population size.*

The Quantity Assessment determines whether there is currently a suitable and sufficient quantity of services or facilities to meet the needs of the population of an area. It seeks to identify any under or over-provision that exists now and, using Council's population forecasts, may exist in the future.

### *Note regarding notation:*

- *Figures that refer to an undersupply are prefixed with '-' and oversupply prefixed with '+'.*
- *The name 'Bacchus Marsh and Surrounds' refers to the urban areas of Darley, Bacchus Marsh and Maddingley.*

### The Quantity Standard

#### Standard

used: *1 enrolment place per 3 children aged 0-4 years*  
*Population trigger<sup>2</sup>: 150 children aged 0-4 within a 20 minute drive*

Rationale: *Enrolment data for long day care centres in Bacchus Marsh was not available for 2018 but was collected in May 2016 through an earlier version of this needs assessment. Data in 2016 informed a Quantity Standard of '1 licensed place per 6 children aged 0-4 year'.*

*This assessment now uses 'enrolment capacity' rather than licensed places as the preferred measure of existing provision. Enrolment capacity is calculated as 2 children per licensed place and the new Quantity Standard is therefore 1 unit of enrolment capacity per 3 children aged 0-4 (equivalent to 30% participation). This roughly reflects the national figure of 26% participation in LDC reported by the ABS in June 2014 (44020DO007\_201406 Childhood Education and Care, Australia, Australian Bureau of Statistics, 2014).*

### *'Licensed places' and 'enrolment capacity'*

Figures for 'licensed places' refers to the maximum number of children that each centre is licensed to educate at any one time. But the number of licensed places does not provide an adequate metric to determine how many children can actually attend long day care at a facility across the span of a week. This is because within a week, each licensed place can actually be used by more than 1 child. For example, a child may only require care for 2 days a week; on other days, different children may effectively occupy that licensed place.

The Quantity Assessment modelling uses the assumption that the maximum 'enrolment capacity' of facilities is equivalent to 2 children per licensed place.

### *Integrated kindergarten within long day care*

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<sup>2</sup> minimum cohort population required to trigger need for a facility

Where a long day care centre also provides an integrated kindergarten program, the number of licensed places allocated to kindergarten is subtracted from the total number of licensed places. This removes double-counting of places used for long day care vs kindergarten.

### **Findings of the Quantity Assessment**

*Detailed results of the gap analysis comparing the audit of existing supply with the Quantity Standard are provided in Part B to this report.*

The audit recorded 7 facilities within the Shire providing long day care, 5 of which also provide an integrated kindergarten program. As explained above, the number of licensed places used for kindergarten have been subtracted from each centre's total licensed places to arrive at the enrolment capacity for long day care (see Table D1).

#### Small towns and rural areas:

- There is no long day care provision with small towns and rural areas. Towns rely on the facilities in Ballan, Darley, Bacchus Marsh and Maddingley, Ballarat and to a lesser degree Melton.
- When modelled together, the areas of 'Bacchus Marsh and Surrounds'<sup>3</sup> and 'Rural East' show a surplus of +143 places of enrolment capacity, falling to +100 places by 2021 and a shortfall of -21 places by 2031.
- Ballan Child Care Centre services the small towns in the centre and west of the Shire. When modelled together, Ballan and the Rural West has a shortfall of -78 places now, increasing to a shortfall of -87 by the year 2021 and -154 places by 2041. It should be noted that, due to the long distances between Ballan and the towns in the far north, south and west of the Rural West, it is understood that many families instead choose to use centres in Ballarat.

#### Ballan:

- Modelled on its own, Ballan has a small surplus of +18 places currently, reducing to +13 by the year 2021 and becoming a shortfall of -6 places by 2031 and -31 by 2041.
- *See above for results when modelled with the Rural West.*

#### Bacchus Marsh and Surrounds:

- Bacchus Marsh and Surrounds<sup>4</sup> shows a surplus against the Standard of +245 places now, reducing to a surplus of +206 by the year 2021 and +121 by 2031. When modelled together with the Rural East, the surplus is less but still considerable at +143 places now. This reduces to a surplus of +100 places by 2021 and a shortfall of -21 places by 2031.
- On its own, Maddingley has a surplus of +213 places now, reducing to a surplus of +191 by 2021 and +130 by 2031. When modelled together with Bacchus Marsh, the area has a surplus of +148 places now falling to +106 by the year 2021 and a shortfall of -3 by 2031.
- Bacchus Marsh and Darley together show a much smaller surplus of only +31 places now, falling to a shortfall of -9 places by 2031. This is because there are only 75 places of long day care within Bacchus Marsh (Bacchus Marsh Child Care & Kindergarten Centre) meaning that families rely on the centres in Darley and Maddingley.

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<sup>3</sup> The area 'Bacchus Marsh and Surrounds' refers to the urban area of Darley, Bacchus Marsh and Maddingley.

## Utilisation Assessment findings

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### **Purpose**

*Facility-specific assessments that determine whether services and facilities have adequate capacity to meet community demand.*

The Utilisation Assessment examines the current level of use of facilities and determines whether or not they have capacity to accommodate existing and/or increased use.

### **Findings of the Utilisation Assessment**

Council does not own or operate any long day care facilities. As such, enrolment data was not available and Utilisation Assessments were not carried out.

## Travel Accessibility Assessment findings

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### Purpose

*A strategic assessment to determine whether people can travel to services and facilities within a reasonable journey time.*

The Travel Accessibility Assessment examines the geographic distribution of existing facilities and their relationship to public transport (train station and bus stops) and car parking. It assesses whether facilities are accessible within a reasonable journey distance or time from where people live and identifies any significant spatial gaps in provision.

### The Travel Standard

#### Standards

used:

- Settlements of population less than 500: 20 minute drive*
- Settlements of population between 500 and 2,000: 15 minute drive*
- Settlements of population more than 2,000: 10 minute drive*
- Population trigger<sup>4</sup>: 150 children aged 0-4 years within a 20 minute drive*

#### Rationale:

*The Travel Standards have been informed by various factors:*

- *The geographic distribution of existing facilities and their distance from people.*
- *Minimum populations required to support viable services and facilities.*
- *Council and other service providers' financial ability to deliver and maintain a network of services and facilities.*

### Findings of the Travel Accessibility Assessment

*Detailed results of the Travel Accessibility Assessment are provided in Part B to this report. Summary results are shown in **Table D3** and **Map D1** below.*

#### Small towns and rural areas:

Table D3 below provides tabular results of the assessment for each of the 22 small towns and rural areas; the same results are shown on Map D1.

- The results show that families in all small towns other than Morrisons have at least 1 long day care centre within the Travel Standard for their location. Several towns in the far west of the Shire meet their travel standards due to the proximity of facilities in Ballarat rather than facilities within Moorabool.
- The following towns have only 1 facility within their Travel Standard:
  - Barkstead (but another facility 1 minute beyond the Travel Standard)
  - Blackwood (but another facility 3 minutes beyond the Travel Standard)
  - Elaine (but another facility 4 minutes beyond the Travel Standard)
  - Mt Wallace (the next closest is 6 minutes beyond the Travel Standard)
- Barkstead, Clarendon, Elaine, Lal Lal, Navigators and Yendon (and to a lesser degree Dunnstown) only meet their Travel Standards because of their proximity to facilities outside of Moorabool, primarily in Ballarat.

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<sup>4</sup> Minimum population required to support a viable service / facility.



Ballan:

- Ballan meets the Travel Standard (10 minute drive) as it has the Ballan Child Care Centre within town. The next closest facilities are Pentland Child Care & Kindergarten Centre (16 minutes) and Aussie Kindies Early Learning Bacchus Marsh (17 minutes).
- It is worth noting that Ballan has only 1 facility within the 10 minute drive time standard.

*Note: at present, Bacchus Marsh is the only settlement assessed as an urban area. As the population of Ballan grows, it may be appropriate to also apply the urban assessment to Ballan.*

Bacchus Marsh and Surrounds:

- Map D1 shows that all parts of the urban area have at least 1 child care centre within the Travel Standard of '10 minute drive'.
- Darley is particularly well served by 3 centres, plus the Bacchus Marsh Child Care and Kindergarten centre just to the south.
- Central and southern Bacchus Marsh have no facilities and rely on facilities to the north, in Darley and Maddingley.
- Maddingley is adequately provided by 2 facilities.

*Gap analysis results (Travel Accessibility Assessment) - maps*

The following maps are provided in Part B to this report ('Detailed assessment data'):

**Map D1: Travel Accessibility Assessment results for 'long day care'**

	Population within range <sup>5</sup>	Travel Standard	Standard met/failed	Actual journey time to 2 nearest facilities (as measured)	Comments
<b>Balliang</b>	<100	20 minute drive	✓	17 minutes: Early Learning Centre Maddingley 18 minutes: Maddingley Montessori Centre	2 Moorabool facilities within 18 minutes. Bacchus Marsh is just beyond the Travel Standard but Maddingley is close enough.
<b>Balliang East</b>	100-200	20 minute drive	✓	14 minutes: Maddingley Montessori Centre 15 minutes: Early Learning Centre Maddingley	2 Moorabool facilities within 15 minutes. Both Bacchus Marsh and Maddingley are within the Travel Standard.
<b>Barkstead</b>	<100	20 minute drive	✓	16 minutes: Daylesford Community Child Care 21 minutes: Creswick Children's Services	1 non-Moorabool facility within travel standard and another just 1 minute beyond. Closest Moorabool facility is Ballan Child Care (23 mins)
<b>Blackwood</b>	200-500	20 minute drive	✓	20 minutes: Ballan Child Care Centre 23 minutes: Pentland Child Care & Kindergarten	Only Ballan Child Care within travel standard. Pentland Child Care is 3 minutes beyond.
<b>Bungaree</b>	100-200	20 minute drive	✓	13 minutes: Ballarat Child Care Co-operative 13 minutes: Girrabanya Children's Centre	2 non-Moorabool facilities within 13 minutes plus several more within travel standard including Ballan Child Care (16 minutes).
<b>Clarendon</b>	100-200	20 minute drive	✓	12 minutes: Mount Helen Goodstart ELC 16 minutes: Mount Clear Goodstart ELC	2 non-Moorabool facilities within 16 minutes. Closest Moorabool facility is Ballan Child Care (29 minutes).
<b>Dales Creek</b>	200-500	20 minute drive	✓	16 minutes: Ballan Child Care Centre 20 minutes: Pentland Child Care & Kindergarten	2 Moorabool facilities within travel standard.
<b>Dunnstown</b>	200-500	20 minute drive	✓	11 minutes: Ballarat Child Care Co-operative 12 minutes: Girrabanya Children's Centre	2 non-Moorabool facilities within 12 minutes plus several more within travel standard including Ballan Child Care (20 minutes).
<b>Elaine</b>	<100	20 minute drive	✓	20 minutes: Mount Helen Goodstart ELC 24 minutes: Mount Clear Goodstart ELC	1 non-Moorabool facility within travel standard and another 4 minutes beyond. Closest Moorabool facility is Ballan Child Care (31 mins)
<b>Gordon</b>	500-2000	15 minute drive	✓	10 minutes: Ballan Child Care Centre 20 minutes: Ballarat Child Care Co-operative	2 facilities within travel standard. Closest is a Moorabool facility and other is not.
<b>Greendale</b>	500-2000	15 minute drive	✓	12 minutes: Ballan Child Care Centre 15 minutes: Pentland Child Care & Kindergarten	2 Moorabool facilities within 15 minutes plus several others within travel standard.

<sup>5</sup> Travel Standards have been assigned to small towns according to population ranges. As larger populations can support a wider range of services and facilities, travel distance / time standards are generally less (i.e. better) for larger settlements. For more information regarding this methodology refer to the Moorabool Community Infrastructure Planning Process on Council's website.

	Population within range <sup>5</sup>	Travel Standard	Standard met/failed	Actual journey time to 2 nearest facilities (as measured)	Comments
<b>Hopetoun Park</b>	500-2000	15 minute drive	✓	10 minutes: Bacchus Marsh Child Care & Kindergarten 10 minutes: Pentland Child Care & Kindergarten	2 Moorabool facilities within 10 minutes; Maddingley and other Darley facilities are also within travel standard.
<b>Korweinguboorra</b>	200-500	20 minute drive	✓	15 minutes: Daylesford Community Child Care 16 minutes: Ballan Child Care Centre	2 facilities within travel standard. Closest is a non-Moorabool facility, by a small margin.
<b>Lal Lal</b>	200-500	20 minute drive	✓	14 minutes: Mount Helen Goodstart ELC 16 minutes: Mount Clear Goodstart ELC	2 non-Moorabool facilities within 16 minutes. Closest Moorabool facility is Ballan Child Care (25 minutes).
<b>Morrison's</b>	<100	20 minute drive	✗	24 minutes: Ballan Child Care Centre 28 minutes: Mount Helen Goodstart ELC	No facilities within travel standard. Closest is Ballan Child Care (24 minutes)
<b>Mt Egerton</b>	200-500	20 minute drive	✓	12 minutes: Ballan Child Care Centre 20 minutes: Mount Helen Goodstart ELC	2 facilities within travel standard. Closest is a Moorabool facility and other is not.
<b>Mt Wallace</b>	<100	20 minute drive	✓	15 minutes: Ballan Child Care Centre 26 minutes: Early Learning Centre Maddingley	Only Ballan Child Care within travel standard. Next closest is 6 minutes beyond the standard.
<b>Myrniong</b>	200-500	20 minute drive	✓	10 minutes: Pentland Child Care & Kindergarten 11 minutes: Aussie Kindies Bacchus Marsh	2 Moorabool facilities within 11 minutes plus 6 more within 20 minutes.
<b>Navigators</b>	200-500	20 minute drive	✓	10 minutes: Girrabanya Children's Centre 11 minutes: Mount Clear Goodstart ELC	2 non-Moorabool facilities within 11 minutes. Closest Moorabool facility is Ballan Child Care (24 minutes).
<b>Wallace</b>	200-500	20 minute drive	✓	13 minute: Ballan Child Care Centre 15 minutes: Ballarat Child Care Co-operative	2 facilities within travel standard. Closest is a Moorabool facility and other is not.
<b>Yendon</b>	200-500	20 minute drive	✓	10 minutes: Mount Helen Goodstart ELC 13 minutes: Mount Clear Goodstart ELC	2 non-Moorabool facilities within 13 minutes. Closest Moorabool facility is Ballan Child Care (21 minutes).

Table D3: results of the Travel Accessibility Assessment for small towns

- ✓ Travel Standard met,
- ✗ Travel Standard failed

## Suitability Assessment findings

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### **Purpose**

*Facility-specific assessments that determine whether facilities are fit for their purpose and in adequate physical condition.*

The Suitability Assessment seeks to determine how suitable facilities are in terms of supporting the services or community activities delivered through them.

### **Findings of the Suitability Assessment**

Council does not own or operate any long day care facilities. As such, Suitability Assessments were not carried out for long day care.

It is anecdotally understood that privately-operated long day care centres within the Shire are generally fit for purpose, though some are in old buildings that require modernisation to meet contemporary standards. Remedying any issues with the condition or suitability of these facilities is the responsibility of the private operators.

If Council is requested to contribute financially to improvements at any long day care facilities, it is strongly recommended that Fitness for Purpose Assessments be conducted prior to deciding on Council investment.

### *Child Safety Standards and multipurpose facilities*

It is important to note that the Victorian Government Child Safety Standards apply compulsory minimum standards to all organisations that provide services to children, including local government. The standards may have implications for community infrastructure that services both children and adults on the same site at the same time, such as an early years and community hub, library or recreation facility.

It is recommended that, for any project building or modifying facilities that service both children and adults at the same time, the project manager should consult with Council's Child Safety officer to ensure a risk management approach to child safety.

## Attachment E

<b>Use Group:</b>	Early years
<b>Use(s):</b>	E. Maternal and child health

### Go to:

[Existing infrastructure](#)

[Quantity Assessment finding](#)

[Utilisation Assessment findings](#)

[Travel Accessibility Assessment findings](#)

[Suitability Assessment findings](#)

*Summaries of the key findings from this assessment are provided in the main Community Infrastructure Needs Analysis Key Findings & Recommendations report.*

*Detailed assessment results are provided in Part B to this report. Where available, Building Condition audits and Fitness for Purpose assessments that have informed the Suitability Assessment may be requested directly from Moorabool Shire Council.*

### Definition(s):

#### Maternal and child health:

Maternal and Child Health (MCH) provide services for families with children 0-6 years, e.g. support for parents, breastfeeding, developmental assessments for babies and children and activities for families. It is funded under a joint MOU between State Government and Local Government. In Victoria Local Government is the infrastructure provider for Maternal & Child Health.

## Notes

### *Revision and update of the Quantity Standards*

The Quantity Standards are directly informed by the current levels of public use that existing facilities receive. This is because Council cannot reasonably determine Quantity Standards without first understanding how well, or how poorly, existing facilities are used.

The current Quantity Standards for MCH have been informed by the findings of the Utilisation Assessment. If utilisation rates change in future, the Quantity Standards should be revised to reflect that change.

## Existing infrastructure

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The following facilities within Moorabool Shire were recorded through the Community Infrastructure Audit and assessed for this report:

Maternal and Child Health Centres	Owner & operator	# consulting rooms	Nurse capacity
Ballan and District Pre School & Maternal Health Centre	Council-owned and operated	2	2
Darley Early Years Hub	Council-owned and operated	2	2
Gell Street Maternal and Child Health Centre	Privately-owned, Council operated	1 <sup>1</sup>	0.6 <sup>2</sup>
Wallace & District Preschool and MCH	Council-owned and operated	1	1

**Table E1: Existing infrastructure (within Moorabool Shire)**

Almost all residents in the Shire access an MCH service provided by Moorabool Council. A small number of families in the west of the Shire have been able to access services provided by Ballarat City Council, but these are not included in the modelling due to a lack of certainty that non-Ballarat residents will always be able to use those services.

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<sup>1</sup> Discounted from MCH modelling on direction of EY Service Manager due to uncertainty of the short term lease.

<sup>2</sup> Room leased by Council for MCH use 3 days per week ( $3 \div 5 = 0.6$ ).

## Quantity Assessment findings

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### Purpose

*A strategic assessment to determine whether there are enough facilities in relation to population size.*

The Quantity Assessment determines whether there is currently a suitable and sufficient quantity of services or facilities to meet the needs of the population of an area. It seeks to identify any under or over-provision that exists now and, using Council's population forecasts, may exist in the future.

### Note regarding notation:

- *Figures that refer to an undersupply are prefixed with '-' and oversupply prefixed with '+'.*
- *The name 'Bacchus Marsh and Surrounds' refers to the urban areas of Darley, Bacchus Marsh and Maddingley.*

### The Quantity Standard

#### Demand for MCH

Council's MCH service managers use a formula to determine where nurses are required and subsequently where their time is allocated. The formula considers various factors, one of which is the number of MCH enrolments in an area. Future forecasts for MCH enrolments are not available however, and this assessment must use a different estimate for demand.

As a proxy for MCH enrolments, Council's population forecasts provide estimates for births as well as children aged 0 years. However, population estimates for the 0-6 age group is considered the most reliable and therefore used by the Quantity Assessment.

#### MCH supply

MCH supply is measured as the number of consulting rooms. Each MCH Centre comprises one or more consulting rooms from which MCH nurses conduct appointments. Each consulting room is used by an individual nurse at any one time, but different nurses can operate from the same room at different times. In Moorabool, appointments are taken between 8.30am and 5.00pm on weekdays only.

This assessment has assumed that each consulting room has capacity for 1 Equivalent Full Time (EFT) MCH nurse.

#### Standard

used: *1 full time nurse per 500 children aged 0 to 6 years.  
Population trigger<sup>3</sup>: 50 children aged 0-6 within a 20 minute drive*

Rationale: *The current ratio for Bacchus Marsh and Surrounds (1 full-time nurse per 543 children aged 0-6) is deemed a more important indicator than the ratios for Ballan and rural areas, due to the much higher utilisation of the urban facilities. As the urban area already requires more capacity, a standard of 1 full-time nurse per 500 children has been used.*

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<sup>3</sup> minimum cohort population required to trigger need for a facility

## Findings of the Quantity Assessment

*Detailed results of the gap analysis comparing the audit of existing supply with the Quantity Standard are provided in Part B to this report.*

### Small towns and rural areas:

- The Wallace and District MCH has 1 consulting room, which is currently used 40% of its weekly maximum. The Quantity Assessment shows that by the year 2031 there will be demand for 0.9 EFT (equivalent to 90% utilisation of the existing room), which should be the trigger point to plan for an additional consulting room from 2031 onwards.
- When modelled together as 'Ballan and the Rural West', the current provision of 3 rooms should be sufficient up to the year 2031, beyond which a 4<sup>th</sup> room will be required.

### Ballan:

- When Ballan is modelled on its own, the 2 existing rooms should be sufficient to meet demand up to 2041. However, when modelled along with the Rural West that it also services, the 2 rooms at Ballan and the 1 at Wallace are only sufficient up to 2031.

### Bacchus Marsh and Surrounds:

- At present, Council is able to deliver 3.6 EFT of MCH within Bacchus Marsh and Surrounds<sup>4</sup>, through use of all three consulting rooms at the Darley Early Years Hub, and the leased office at Gell Street. One of the rooms at the Hub is intended to support other child and family health and support services, which cannot be delivered due to its full-time use for MCH. As Gell Street is leased short-term by Council, its use cannot be guaranteed beyond 2018. As such, there is an immediate need for Council to secure long-term and full-time access to at least one additional consulting room. This would reduce the risk of Gell Street no longer being available in future and would partially free up the 3<sup>rd</sup> consulting room at the Hub for use for other children and family services including early intervention, allied health visitations and family support. It would also allow Council to meet the recent increase in demand for MCH due to a spike in births in 2018.
- Another additional consulting room is required by 2021 (bringing the total to 4), ideally within Bacchus Marsh or Maddingley. This suggests that Council should secure 2 additional rooms in the very short term and end the lease at Gell Street.
- By 2031, a 5<sup>th</sup> room will be required, ideally in Maddingley. And by 2041 a 6<sup>th</sup> room, again ideally in Maddingley. These figures assume that facilities in Bacchus Marsh and Surrounds will continue to service families across the Rural East.

### *Alternative means to increase the quantity of MCH provision*

It should be noted that the MCH service already provides home visits to families with high needs or who cannot access in-centre MCH. To fill the gaps identified by the Quantity Assessment, Council may choose to build or otherwise secure access to additional consulting rooms. Alternatively, the MCH service could potentially increase service capacity by providing more home visits. While current home visits are funded by Government, any additional home visits would need to be fully funded by Council (at least 1 hour per visit).

Another alternative to increase service capacity would be to extend the availability of in-centre appointments beyond the current Monday to Friday 8am to 5pm model. This would allow more than 1 EFT to be delivered through each consulting room but would incur additional staffing costs in terms of salaries and penalty rates.



## Utilisation Assessment findings

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### Purpose

*Facility-specific assessments that determine whether services and facilities have adequate capacity to meet community demand.*

The Utilisation Assessment examines the current level of use of facilities and determines whether or not they have capacity to accommodate existing and/or increased use.

### The Utilisation Standard

Utilisation of maternal and child health facilities is measured in terms of the equivalent full-time (EFT) nurses currently operating out of each consulting room, where 1 EFT is equal to 1 consulting room.

Standard

used: *Rooms are deemed fully utilised at 95% utilisation and above (i.e. 0.95 EFT)*

Rationale: *While rooms can be fully utilised, a small operating surplus of 5% is allowed for.*

### Findings of the Utilisation Assessment

**Error! Reference source not found.** (overleaf) provides the latest utilisation figures for each centre. Ballan and Wallace are shown together grouped under 'Ballan and the Rural West' to illustrate the substantially lower utilisation of these facilities compare with those in Bacchus Marsh and Surrounds.

#### Small towns and rural areas:

- The Wallace and District MCH has only 1 consulting room, which is currently used only 40% of its weekly maximum and is therefore sufficient to meet current demand.

#### Ballan:

- 2 nurses currently operate from the 2 consulting rooms within the Ballan and District MCH for 3 days each per week, which is equivalent to 60% utilisation.

#### Bacchus Marsh and Surrounds:

- The Darley Early Years Hub is the only Council-owned MCH facility. It provides 2 consulting rooms for full-time use by MCH and a 3<sup>rd</sup> room intended for use by visiting health practitioners. This 3<sup>rd</sup> room is currently fully used for MCH due to a shortage of space elsewhere, but should only be a temporary arrangement.
- The room at Gell Street is only available for use by Council 3 days per week, and is fully utilised during that time.

Facilities providing maternal and child health	# consulting rooms	Current nurse EFT <sup>4</sup>	Utilisation %
<b>Bacchus Marsh &amp; Surrounds:</b>			
Darley Early Years Hub, Darley	2	3 <sup>5</sup>	150%
Gell Street MCH, Bacchus Marsh	0.6 <sup>6</sup>	0.6	100%
<b>Sub-total for BM &amp; Surrounds</b>	<b>2.6</b>	<b>3.6</b>	<b>140%</b>
<b>Ballan and the Rural West:</b>			
Ballan & District MCH	2	1.2	60%
Wallace & District MCH	1	0.4	40%
<b>Sub-total for Ballan and the Rural West</b>	<b>3</b>	<b>1.6</b>	<b>53%</b>

Table E2: Utilisation of maternal and child health centres

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<sup>4</sup> Equivalent Full-Time nurses

<sup>5</sup> MCH Office 1 and 2 occupied full time by MCH = 2 EFT. 3rd room is a consulting room currently in temporary use for MCH due to demand.

<sup>6</sup> Room leased by Council for MCH use 3 days per week ( $3 \div 5 = 0.6$ ).

## Travel Accessibility Assessment findings

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### Purpose

*A strategic assessment to determine whether people can travel to services and facilities within a reasonable journey time.*

The Travel Accessibility Assessment examines the geographic distribution of existing facilities and their relationship to public transport (train station and bus stops) and car parking. It assesses whether facilities are accessible within a reasonable journey distance or time from where people live and identifies any significant spatial gaps in provision.

### The Travel Standard

#### Standards

used: *Settlements of population less than 2,000: 15 minute drive*  
*Settlements of population more than 2,000: 10 minute drive*  
*Population trigger<sup>7</sup>: 50 children aged 0-6 within a 20 minute drive*

#### Rationale:

*The Travel Standards have been informed by various factors:*

- *The geographic distribution of existing facilities and their distance from people.*
- *Minimum populations required to support viable services and facilities.*
- *Council and other service providers' financial ability to deliver and maintain a network of services and facilities.*

The MCH Travel Standards for all small towns under a population of 2,000 have all been set to 15 minutes' drive or less, which is a shorter journey time than for some other service and facility types. This reflects the importance of MCH and the desire of Council to provide MCH within an easy journey of all families. Where this is not possible, the MCH service does provide in-home visits.

### Findings of the Travel Accessibility Assessment

*Detailed results of the Travel Accessibility Assessment are provided in Part B to this report. Summary results are shown in **Table E3** and **Map E1** below.*

#### Small towns and rural areas:

Table E3 below provides tabular results of the assessment for each of the 22 small towns and rural areas; the same results are shown on Map E1.

- The results show that 8 small towns fail their travel standards, mainly those towns in the far south of the Shire:
  - Balliang (closest facility Gell St MCH is 6 minutes beyond the standard and is leased by Council so has poor certainty of tenure. Next closest is Darley Early years Hub at 25 minutes)
  - Balliang East (closest facility Gell St MCH is only 1 minute beyond the standard but is leased by Council so has poor certainty of tenure. Next closest is Darley Early Years Hub at 21 minutes)

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<sup>7</sup> Minimum population required to support a viable service / facility.

- Blackwood (closest facility is Ballan, 5 minutes beyond travel standard and Darley Early Years Hub at 24 minutes)
- Clarendon (closest facility is Wallace, 7 minutes beyond travel standard)
- Dales Creek (Ballan is only 1 minute beyond travel standard)
- Elaine (closest facility is Wallace, 15 minutes beyond travel standard)
- Lal Lal (Wallace is only 3 minutes beyond travel standard)
- Morrisons (closest facility is Ballan, 10 minutes beyond travel standard)
- It should be noted that the MCH service provides home visits to families with high needs or who cannot easily access in-centre services due to travel distance.

Ballan:

- Ballan meets the Travel Standard (10 minute drive) as it has the Ballan and District MCH within town. The Wallace and District MCH is 12 minutes away.

*Note: at present, Bacchus Marsh is the only settlement assessed as an urban area. As the population of Ballan grows, it may be appropriate to also apply the urban assessment to Ballan.*

Bacchus Marsh and Surrounds:

- The Darley Early Years Hub is the only Council-owned MCH centre serving the entire Bacchus Marsh and Surrounds area. The Gell Street office in Bacchus Marsh is leased by Council for 3 days per week but has no further availability. Given the room at Gell Street is leased, there is no certainty of ongoing use by Council.
- Far southwestern Maddingley is the only part of the urban area not within a 10 minute drive of the Darley Early Years Hub. It is important to note that Gell Street is within 10 minutes, but that it has been excluded from the analysis given its uncertainty of ongoing availability.
- Families in Maddingley currently accessing MCH (or kindergarten) at the Darley Early Years Hub are having to travel for almost an hour if travelling by bus.
- There are no MCH facilities in Maddingley.

*Gap analysis results (Travel Accessibility Assessment) - maps*

The following maps are provided in Part B to this report ('Detailed assessment data'):

**Map E1: Travel Accessibility Assessment results for 'maternal and child health'**

	Population within range <sup>8</sup>	Travel Standard	Standard met/failed	Actual journey time to 2 nearest facilities (as measured)	Comments
<b>Balliang</b>	<100	15 minute drive	✗	21 minutes: Gell Street MCHC 25 minutes: Darley Early Years Hub	No facilities within travel standard. Closest facility is Gell St, 6 minutes beyond.
<b>Balliang East</b>	100-200	15 minute drive	✗	16 minutes: Gell Street MCHC 21 minutes: Darley Early Years Hub	No facilities within travel standard but Gell St is only 1 minute beyond.
<b>Barkstead</b>	<100	15 minute drive	✓	12 minutes: Wallace & District MCH 23 minutes: Ballan & District MCH	1 Moorabool facility within travel standard.
<b>Blackwood</b>	200-500	15 minute drive	✗	20 minutes: Ballan & District MCH 24 minutes: Darley Early Years Hub	No facilities within travel standard. Closest facility is Ballan, 5 minutes beyond.
<b>Bungaree</b>	100-200	15 minute drive	✓	5 minutes: Wallace & District MCH 17 minutes: Ballan & District MCH	1 Moorabool facility within travel standard and another 2 minutes beyond.
<b>Clarendon</b>	100-200	15 minute drive	✗	22 minutes: Wallace & District MCH 30 minutes: Ballan & District MCH	No facilities within travel standard. Closest facility is Wallace, 7 minutes beyond.
<b>Dales Creek</b>	200-500	15 minute drive	✗	16 minutes: Ballan & District MCH 20 minutes: Darley Early Years Hub	No facilities within travel standard but Ballan MCH is only 1 minute beyond.
<b>Dunnstown</b>	200-500	15 minute drive	✓	9 minutes: Wallace & District MCH 20 minutes: Ballan & District MCH	1 Moorabool facility within travel standard.
<b>Elaine</b>	<100	15 minute drive	✗	30 minutes: Wallace & District MCH 33 minutes: Ballan & District MCH	No facilities within travel standard. Closest facility is Wallace at 30 minutes (double the travel standard).
<b>Gordon</b>	500-2000	15 minute drive	✓	7 minutes: Wallace & District MCH 10 minutes: Ballan & District MCH	2 Moorabool facilities within travel standard.
<b>Greendale</b>	500-2000	15 minute drive	✓	12 minutes: Ballan & District MCH 16 minutes: Darley Early Years Hub	1 Moorabool facility within travel standard and another only 1 minute beyond.
<b>Hopetoun Park</b>	500-2000	15 minute drive	✓	10 minutes: Gell Street MCHC 12 minutes: Darley Early Years Hub	2 Moorabool facilities within travel standard.

<sup>8</sup> Travel Standards have been assigned to small towns according to population ranges. As larger populations can support a wider range of services and facilities, travel distance / time standards are generally less (i.e. better) for larger settlements. For more information regarding this methodology refer to the Moorabool Community Infrastructure Planning Process on Council's website.

	Population within range <sup>8</sup>	Travel Standard	Standard met/failed	Actual journey time to 2 nearest facilities (as measured)	Comments
<b>Korweinguboora</b>	200-500	15 minute drive	✓	14 minutes: Wallace & District MCH 16 minutes: Ballan & District MCH	1 Moorabool facility within travel standard and another only 1 minute beyond.
<b>Lal Lal</b>	200-500	15 minute drive	✗	18 minutes: Wallace & District MCH 25 minutes: Ballan & District MCH	No facilities within travel standard. Closest facility is Wallace, 3 minutes beyond.
<b>Morrison's</b>	<100	15 minute drive	✗	25 minutes: Ballan & District MCH 34 minutes: Wallace & District MCH	No facilities within travel standard. Closest facility is Ballan, 10 minutes beyond.
<b>Mt Egerton</b>	200-500	15 minute drive	✓	11 minutes: Wallace & District MCH 12 minutes: Ballan & District MCH	2 Moorabool facilities within travel standard.
<b>Mt Wallace</b>	<100	15 minute drive	✓	15 minutes: Ballan & District MCH 24 minutes: Wallace & District MCH	1 Moorabool facility within travel standard.
<b>Myrniong</b>	200-500	15 minute drive	✓	11 minutes: Darley Early Years Hub 11 minutes: Ballan & District MCH	2 Moorabool facilities within travel standard.
<b>Navigators</b>	200-500	15 minute drive	✓	14 minutes: Wallace & District MCH 25 minutes: Ballan & District MCH	1 Moorabool facility within travel standard.
<b>Wallace</b>	200-500	15 minute drive	✓	1 minute: Wallace & District MCH 12 minutes: Ballan & District MCH	2 Moorabool facilities within travel standard.
<b>Yendon</b>	200-500	15 minute drive	✓	14 minutes: Wallace & District MCH 20 minutes: Ballan & District MCH	1 Moorabool facility within travel standard.

**Table E3: results of the Travel Accessibility Assessment for small towns**

- ✓ Travel Standard met,
- ✗ Travel Standard failed

## Suitability Assessment findings

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### Purpose

*Facility-specific assessments that determine whether facilities are fit for their purpose and in adequate physical condition.*

The Suitability Assessment seeks to determine how suitable facilities are in terms of supporting the services or community activities delivered through them.

Suitability assessments were only conducted for Council-owned kindergartens. This assessment assumes that privately-operated facilities are in adequate condition and fit for purpose.

The Suitability Assessment has two components: building condition and fitness for purpose.

### *Building condition vs fitness for purpose*

For Council-owned facilities (i.e. Council assets), the Suitability Assessment includes data from audits of building condition conducted in June 2018. The condition audits are a technical assessment of the physical condition and integrity of the structure and fit out of the building.

Fitness for purpose assessments were also conducted. These seek to understand how well existing facilities meet the needs of users and staff and how they compare with contemporary facility standards.

### The Suitability Standards

Table E4 (overleaf) provides the 1-to-5 scoring system used by the building condition audits and fitness for purpose assessments. It is important to note that low values represent better condition or fitness for purpose.

### *Building condition*

#### Standard

used: *Minimum standards for building condition are not used. Instead, condition scores are qualitatively assessed and compared with the fitness for purpose assessment findings.*

Rationale: *During audits, separate condition scores are assigned for different components of buildings such as roof, sub-structure, floor coverings and electrical services. These component scores are entered into Council's asset management systems and subsequently inform the annual maintenance, renewal and upgrade programmes.*

Score		Building condition	Fitness for purpose
1	Very good	Near new condition with no obvious signs of wear.	Fully meets service needs with no impact on delivery of services/activities, AND No identified risks to users or building integrity
2	Good	Good condition with limited signs of wear. Does not require any special attention.	Minor impact on ability to deliver the required services/activities, OR Minor identified risks to users or building integrity
3	Fair	Generally good condition with some evidence of minor defects in local spots. Requires some planned maintenance to prevent further deterioration and to return it to a very good condition.	Moderate impact on ability to deliver the required services/activities, OR Moderate identified risks to users or building integrity
4	Poor	Evidence of significant defects in multiple locations. Requires major maintenance to prevent further deterioration and to return it to a very good condition. Will need to be renewed, upgraded or disposed in near future. Is reflected via inclusion in the 10 year Capital Works Plan.	Significant impact on ability to deliver the required services/activities, OR Significant identified risks to users or building integrity
5	Very poor	In need of major repair and referred to the capital works program for renewal / replacement / disposal. Will need to be renewed, upgraded or disposed in near future. Is reflected via inclusion in the 2-5 year Capital Works Plan.	Severe impact - required services cannot be delivered/activities, OR Severe identified risks to users or building integrity
6	End of service life	No remaining service potential.	Not used

Table E4: scoring system used for the Suitability Assessment



*Fitness for purpose*

Two overall scores are determined for each facility: one for current fitness for purpose and another for future fitness for purpose (notionally 5 years' time). Both overall scores are then classified as per the standards below.

## Standards

used:	1 to 2: 'Fit for purpose'	equivalent to the top 25%
	2 to 3: 'Attention required (minor)'	equivalent to upper 25% to 50%
	3 to 4: 'Attention required (major)'	equivalent to lower 25% to 50%
	4 to 5: 'Unfit for purpose'	equivalent to bottom 25%

Rationale: The above scores represent 25% bands where the top 25% indicate facilities that are fit for purpose and the bottom 25% unfit. Scores in between are graded into facilities that exhibit major and minor issues.

**Findings of the Suitability Assessment**

Detailed Building Condition audit and Fitness for Purpose assessment data may be requested directly from Moorabool Shire Council. Summary results are provided through **Table E5** (overleaf).

Small towns and rural areas:

The Wallace MCH requires various minor works to the interior fit out to make it fit for purpose. A more major issue is that it is a single-office facility in an isolated location. While it is connected to the kindergarten, MCH nurses are still essentially on their own, especially when the kindergarten is not in operation. The contemporary model for MCH is for dual-office facilities, but demand in west Moorabool is not sufficient to require 2 offices. Therefore, to overcome any perceived risks to lone nurses, better integration between the MCH and preschool would be desirable.

Ballan:

A number of significant fit out and configuration issues were identified for the Ballan and District Preschool, including:

- Dated appearance. Signage in need of update. Issues with toilets, small kitchen and small office.
- Generally undersized.
- Poor configuration, legibility and undersized. Does not suit future integrated service model.
- No accessible toilet or baby change serving the MCH

There is co-location with the preschool but no integration (separate building), therefore the MCH nurses are effectively on their own. The MCH service has suggested it may be better to relocate the MCH to integrated facility, potentially closer to the primary school.

Bacchus Marsh and Surrounds:

- The Darley Early Years Hub is fit for purpose other than very minor issues.
- Gell Street MCH is not owned by Council and was therefore not assessed.

Name	Building condition	Fitness for purpose			
		Score - Now	Classification - Now	Score - Future	Classification - Future
Small towns and rural areas					
Wallace and District MCH	• All components good	2.2	Attention required (minor)	2.2	Attention required (minor)
Ballan					
Ballan and District MCH	• All components good	3.5	Attention required (major)	4.0	Unfit for purpose
Bacchus Marsh and Surrounds					
Darley Early Years Hub	• All components good	1.7	Fit for purpose	1.7	Fit for purpose
Gell Street MCH	Not assessed				

**Table E5: overall Suitability Assessment findings for Council-owned facilities***Child Safety Standards and multipurpose facilities*

It is important to note that the Victorian Government Child Safety Standards apply compulsory minimum standards to all organisations that provide services to children, including local government. The standards may have implications for community infrastructure that services both children and adults on the same site at the same time, such as an early years and community hub, library or recreation facility.

It is recommended that, for any project building or modifying facilities that service both children and adults at the same time, the project manager should consult with Council's Child Safety officer to ensure a risk management approach to child safety.

## Attachment F

<b>Use Group:</b>	Sport and recreation
<b>Use(s):</b>	F. Sports grounds, pavilions and clubrooms

**Go to:**

[Existing infrastructure](#)

[Quantity Assessment finding](#)

[Utilisation Assessment findings](#)

[Travel Accessibility Assessment findings](#)

[Suitability Assessment findings](#)

*Summaries of the key findings from this assessment are provided in the main Community Infrastructure Needs Analysis Key Findings & Recommendations report.*

*Detailed assessment results are provided in Part B to this report. Where available, Building Condition audits and Fitness for Purpose assessments that have informed the Suitability Assessment may be requested directly from Moorabool Shire Council.*

**Definition(s):**

This assessment focuses on competition-grade sports grounds used for the playing of cricket, football and soccer and the pavilions and clubrooms associated with them.

**Football oval (competition):**

A grass or synthetic surface oval or pitch with suitable goal posts, laid and marked out for the playing of football and compliant with standards that allow for competitive sport.

**Cricket oval (competition)**

A grass or synthetic surface oval or pitch, with a grass or synthetic wicket, laid and marked out for the playing of cricket and compliant with standards that allow for competitive sport.

**Soccer pitch (competition)**

A grass or synthetic surface pitch with suitable goal posts, laid and marked out for the playing of soccer and compliant with standards that allow for competitive sport.

**Sports pavilion and clubroom(s)**

A building associated with an outdoor sports facility that provides change rooms and amenities for players as well as clubrooms used for the social activities of sports clubs and other users.

Sports change room(s)

A building associated with an outdoor sports facility that provides change rooms and amenities for players but not clubrooms.

Sports clubroom(s)

A building associated with an outdoor sports facility that provides rooms used for the social activities of sports clubs and other users but not change rooms and amenities for players.

Sports shelter

A structure associated with an outdoor sports facility that provides shelter and shade for spectators and players. Typically roofed and may or may not be open-sided.

## Notes

*Revision and update of the Quantity Standards*

The Quantity Standards are directly informed by the current levels of public use that existing facilities receive and the findings of the *Recreation and Leisure Strategy (2015)*.

The current Quantity Standards for sports grounds have been informed by the findings of the Utilisation Assessment. If utilisation rates change in future, the Quantity Standards should be revised to reflect that change.

## Existing infrastructure

The following council-owned and competition-grade facilities within Moorabool Shire were recorded through the Community Infrastructure Audit and assessed for this report:

Council-owned sports grounds	Managed and maintained by	Summer	Winter		Other sports / clubs	Associated facility type
		Cricket	Football	Soccer		
Darley Civic & Community Hub sports ground	Council	✓	✓	✓		Pavilion and clubrooms
Dunnstown Recreation Reserve sports ground	Committee of Management	✓	✓			Pavilion and clubrooms
Elaine Recreation Reserve sports ground	Committee of Management	✓				Clubrooms only
Greendale Recreation Reserve sports ground	Committee of Management	no active use				No facility
Masons Lane Reserve - eastern oval	Council	✓		✓	Dog obedience	Pavilion and clubrooms
Masons Lane Reserve - western oval	Council	✓		✓		Pavilion and clubrooms
Wallace Recreation Reserve sports ground	Committee of Management		✓			Pavilion and clubrooms
<b>Under construction:</b>						
Bacchus Marsh Racecourse and Recreation Reserve sports ground #1 (due 2019)	Council	✓ Junior / training		✓(2)		Pavilion and clubrooms
<b>Planned:</b>						
Bacchus Marsh Racecourse and Recreation soccer pitches (anticipated 2021 or later)	Council			✓(2)		Pavilion and clubrooms
Bacchus Marsh Racecourse and Recreation Reserve sports ground #2 (anticipated 2023 or later)	Council	✓	✓			Pavilion and clubrooms
Underbank sports ground (anticipated 2023 or later)	tbc		✓			tbc

**Table F1a: Existing infrastructure (within Moorabool Shire) - competition-grade and council-owned**

State Government-owned sports grounds	Managed and maintained by	Summer	Winter		Other sports / clubs	Associated facility type
		Cricket	Football	Soccer		
Ballan Recreation Reserve sports ground	Committee of Management	✓	✓			Pavilion and clubrooms
Blackwood Recreation Reserve sports ground	Committee of Management	✓				Pavilion and clubrooms
Bungaree Recreation Reserve sports ground	Committee of Management	✓				Pavilion and clubrooms
Darley Park sports ground	Council	✓	✓			Pavilion and clubrooms
Gordon Recreation Reserve sports ground	Committee of Management		✓			Pavilion and clubrooms
Korweinguboorra Recreation Reserve sports ground	Committee of Management	✓	✓			Pavilion and clubrooms
Maddingley Park sports ground	Committee of Management (maintained by Council)	✓	✓			Pavilion and clubrooms
Mt Egerton Recreation Reserve sports ground	Committee of Management	no active use				Pavilion and clubrooms

Table F1b: Existing infrastructure (within Moorabool Shire) - competition-grade and owned by State Government

To inform the Travel Accessibility Assessment, the following competition-grade sports grounds outside of but within 20 minutes' drive of towns within the Shire, were also recorded and mapped:

Sports grounds outside of Moorabool Shire	Summer	Winter		Other sports / clubs
	Cricket	Football	Soccer	
City of Ballarat				
Alfredton Recreation Reserve Alfredton	✓	✓		Hockey
Ballarat Hockey Centre				
Ballarat Regional Soccer Facility			✓	
Buninyong Recreation Park	✓	✓		
Buninyong Soccer Ground			✓	
CE Brown Reserve	✓	✓		
City Oval	✓	✓		
Doug Dean Reserve	✓	✓		
Marty Busch Reserve	✓	✓		
Mount Clear Reserve	✓			
Pleasant Street Reserve			✓	
Russell Square	✓		✓	
Trekardo Park			✓	
Wendouree West Recreation Reserve			✓	
Western Oval Reserve	✓	✓		
White Flat Reserve	✓			
Golden Plains Shire				
Meredith Recreation Reserve sports ground	✓	✓		

**Table F2: Existing infrastructure (accessible from Moorabool Shire) – competition-grade**

The following sports grounds within Moorabool Shire were also recorded but have been excluded from the modelling because they are either non-competition standard, on schools and therefore not publicly accessible, or both:

<b>Excluded from the modelling (non-competition / not publicly accessible)</b>	<b>Suitable for</b>
Bacchus Marsh Grammar School synthetic pitch, Maddingley	Soccer, cricket
Bacchus Marsh Primary School synthetic hockey pitch, Bacchus Marsh	Hockey
Bacchus Marsh Secondary College sports oval, Maddingley (community use agreement)	Cricket training only
Ballan Primary School sports oval, Ballan	Informal use only
Balliang East Primary School juniors oval, Balliang East	Informal use only
Bungaree Primary School juniors oval, Bungaree	Informal use only
Coimadai Primary School juniors oval, Coimadai	Informal use only
Darley Primary School sports pitch, Darley	Informal use only
Darley Primary School synthetic soccer pitch, Darley	Soccer
Gordon Primary School juniors oval, Gordon	Football, cricket
Lal Lal Primary School juniors oval, Lal Lal	Informal use only
Maddingley Park eastern sports oval ('Siberia'), Maddingley	Football (training only)
Masons Lane Reserve athletics track infield, Bacchus Marsh	Soccer (training only)
Mount Egerton Primary School juniors oval, Mount Egerton	Football
Myrniong Primary School synthetic pitch, Myrniong	Cricket
Myrniong Recreation Reserve sports oval, Myrniong	Informal use only
Pentland Primary School synthetic pitch, Darley	Soccer
St Bernard's Parish Primary School playing field, Bacchus Marsh	Informal use only
St Brendan's Church & Primary School juniors oval, Dunnstown	Informal use only
St Brigid's Primary School playing field, Ballan	Informal use only

**Table F3: Existing infrastructure (within Moorabool Shire) – non-competition**



## Quantity Assessment findings

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### Purpose

*A strategic assessment to determine whether there are enough facilities in relation to population size.*

The Quantity Assessment determines whether there is currently a suitable and sufficient quantity of services or facilities to meet the needs of the population of an area. It seeks to identify any under or over-provision that exists now and, using Council's population forecasts, may exist in the future.

### Note regarding notation:

- *The needs analysis generally uses whole integers when referring to undersupply or oversupply. This is because it is often not possible in reality to provide fractions of facilities. Demand for 0.5 of a facility or greater has been rounded up to a figure of '1'.*
- *Figures that refer to an undersupply are prefixed with '-' and oversupply prefixed with '+'.*
- *The name 'Bacchus Marsh and Surrounds' refers to the urban areas of Darley, Bacchus Marsh and Maddingley.*

### Dual-sport sports grounds

*Many ovals support both cricket in summer and football or soccer in winter. Need for each of these sports is modelled separately but it is important to note that each sports ground may meet the demand for different sports.*

### No provision for sports other than cricket, football and soccer

*None of the publicly-accessible sports grounds within Moorabool Shire are used for sports other than cricket, football and soccer. It is understood that levels of demand for other turf-based sports such as hockey or rugby are too low within Moorabool to justify provision for these sports.*

### The Quantity Standards

#### Cricket oval (competition)

##### Standard

used: *1 oval per 3,500 persons (Total population)  
Population trigger<sup>1</sup>: 1,000 persons within a 20 minute drive*

Rationale: *The 2015 Recreation & Leisure Strategy used a ratio of 1:3,000. However, data from the Utilisation Assessment in 2018 suggests sports grounds have more unused capacity than the 1:3,000 ratio would indicate (i.e. that fewer sports grounds are actually needed to meet demand). A ratio of 1:3,500 is better supported by current usage data.*

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<sup>1</sup> minimum cohort population required to trigger need for a facility

### *Football oval (competition)*

**Standard**

used: 1 oval per 4,500 persons (Total population)  
Population trigger: 1,000 persons within a 20 minute drive

Rationale: The 2015 Recreation & Leisure Strategy used a ratio of 1:4,000. However, data from the Utilisation Assessment in 2018 suggests sports grounds have more unused capacity than the 1:4,000 ratio would indicate (i.e. that fewer sports grounds are in fact needed to meet demand). A ratio of 1:4,500 is better supported by current usage data.

### *Soccer pitch (competition)*

**Standard**

used: 1 pitch per 5,000 persons (Total population)  
Population trigger: 1,000 persons within a 20 minute drive

Rationale: The 1:5000 ratio used by 2015 Rec & Leisure Strategy is appropriate for use as the provision standard. 1:5,000 is well above the current ratios, reflecting the Shire's inadequate current provision (no dedicated competition soccer fields in the Shire, dual use only).

## **Findings of the Quantity Assessment**

Detailed results of the gap analysis comparing the audit of existing supply with the Quantity Standards are provided in Part B to this report.

### Small towns and rural areas:

Given the large travel distances across rural areas, it is generally more appropriate to model demand for facilities based on travel distance rather than the population multipliers used by the Quantity Assessment. Also, as sports clubs serve a role as community groups in rural communities, it is desirable for those communities to have local access to facilities able to support club activities, where the community is large enough to sustain a local facility. As such, it is suggested that the following Quantity Assessment results for small towns and rural areas should be disregarded in favour of the results of the Travel Accessibility Assessment.

- Comparison with the Quantity Standards suggests rural areas are currently adequately provided for cricket and football ovals but that provision is much higher in the Rural West (owing to the larger number of small towns). From a quantity perspective, the existing ovals will be sufficient to meet demand for cricket and football up to 2041 and beyond, especially as some ovals are not currently used for cricket in summer<sup>2</sup>.
- Rural areas are currently underprovided by -2 soccer pitches (-1 in the east and -1 in the west). The 2 soccer pitches currently under development at the Bacchus Marsh Racecourse Recreation Reserve will meet current shortfalls.
- Once the 2 further soccer pitches planned for development at the Bacchus Marsh Racecourse Recreation Reserve around 2021 (or later) the wider Bacchus Marsh and the Rural East area will have a sufficient supply up to 2041<sup>3</sup>.

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<sup>2</sup> e.g. Bungaree, Gordon and Wallace.

<sup>3</sup> The requirement for a further 1 pitch suggested by the Quantity Assessment has been discounted as the calculations assume the whole population of the Rural East create demand; in reality the long travel distances to Bacchus Marsh suggest a smaller catchment population for pitches should be assumed.

### Ballan:

- When modelled on its own, Ballan has an adequate supply of cricket and football ovals now but will have need for 1 additional dual-purpose oval around the year 2031. When modelled together, the wider 'Ballan and the Rural West' area has an over-supply of +2 cricket and +4 football ovals, reducing to an over-supply of +1 cricket and +3 football ovals by the year 2041.
- For soccer, Ballan has a shortfall of -1 pitch at present. Provision of a single pitch in Ballan would be adequate to meet local demand beyond 2031. When modelled together with the Rural West the shortfall is greater at -2 soccer pitches now and -3 by 2041. However, it is recommended that 2 soccer pitches in Ballan be considered as an absolute maximum requirement by 2041, given the proximity of Ballarat. It is noted that the *Ballan Recreation Reserve Masterplan (2018)* identifies the long-term option for 2 soccer pitches, but only if new football facilities are developed elsewhere in Ballan, as per *Ballan Strategic Directions (2018)*.

### Bacchus Marsh and Surrounds:

- Bacchus Marsh and Surrounds<sup>4</sup> currently has a shortfall of -1 cricket oval, -1 football oval and -1 soccer pitches.
- Accounting for the sports grounds under construction at the Bacchus Marsh Racecourse Reserve<sup>4</sup>, Bacchus Marsh and Surrounds will have an adequate supply of soccer pitches up to 2041.
- Also accounting for the sports grounds under construction at the Bacchus Marsh Racecourse Reserve and the Underbank development, by the year 2031 Bacchus Marsh and Surrounds will have a shortfall of -1 cricket oval and -1 football oval. By 2041 the shortfall will increase to -2 cricket ovals and -2 football ovals.
- It is noted that the Greendale Recreation Reserve is accessible from Darley and Bacchus Marsh but is not competition size, currently has no active sport use, and cannot be increased in size due to site constraints.

### *Dual winter-use of Darley Civic and Community Hub sports ground*

At present, use of the oval for both football and soccer during winter reduces its availability for both sports. However, once the new soccer pitches at the Bacchus Marsh Racecourse Recreation Reserve are active, the Darley Hub oval will only be used for football during winter.

### *Quantity Assessment: pavilions and club rooms*

The Quantity Assessment was not applied to pavilions and clubrooms. Generally, a pavilion (change rooms and clubrooms) is required for each sports ground used for competition. Findings of note are:

- Elaine Recreation Reserve is the only ground used for competition cricket without a proper pavilion, having clubrooms only with no players change rooms or amenities.
- Greendale Recreation Reserve does not have a pavilion but as it is not used for competition sport, does not require one at present.

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<sup>4</sup> 1 x cricket and 2 x soccer (estimated completion 2019); 2 x soccer (estimated completion 2021); 1 x cricket/football (estimated completion 2023)

## Utilisation Assessment findings

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### Purpose

*Facility-specific assessments that determine whether services and facilities have adequate capacity to meet community demand.*

The Utilisation Assessment examines the current level of use of facilities and determines whether or not they have capacity to accommodate existing and/or increased use.

### The Utilisation Standard

Utilisation of sports grounds is measured as the hours of active weekly use that each ground receives as a percentage of its maximum playing capacity.

#### *Playing capacity (maximum hours of active use)*

*The type of playing surface and the standards to which it is constructed and maintained determine the maximum number of hours of active sports use that it can support without unacceptable deterioration. This maximum number of hours is referred to as the surface's 'playing capacity', which is used as a measure of the surface's maximum capacity for use.*

*The maximum playing capacity of sports ovals and pitches is based on winter usage. This is because turf surfaces are generally more tolerant of active use for cricket during summer, because cricket does not cause as much wear on surfaces as soccer or football.*

#### Standard

used: *Sports pitches/ovals are deemed fully utilised at 95% utilisation and above*

Rationale: *While 100% of the playing capacity of an oval or pitch can be utilised (and exceeded), a small operating surplus of 5% is allowed for.*

### Findings of the Utilisation Assessment

*Detailed results of the gap analysis comparing current utilisation with the Utilisation Standard are provided in Part B to this report.*

Table F4 below provides estimates of the current hours of active weekly use for each sports ground, in summer and winter. Utilisation data was not available for all grounds, in particular those that are not managed by Council.

#### Small towns and rural areas:

- Utilisation data was not available for several sports grounds in small towns and rural areas. Of those assessed, all have capacity for more winter and summer use. Bungaree is understood to be used the most in winter at an estimated 20 hours per week.
- The sports grounds at Blackwood, Bungaree, Elaine, Gordon and Wallace are single-season only. Mt Egerton and Greendale reserves are not currently used for active sport.

#### Ballan:

- The Ballan Recreation Reserve oval is well utilised in both winter and summer but has capacity for more use.

Bacchus Marsh and Surrounds:

- Overall, the ovals in Bacchus Marsh and Surrounds receive the most use of all sports grounds in the Shire and all are used during both winter and summer.
- Active winter use of Maddingley Park oval for football exceeds the maximum playing capacity that its surface and maintenance standard can support without detriment to the surface (utilisation = 152%).
- At 96% utilisation for football, Darley Park is deemed fully utilised in winter.

	Max playing capacity (hrs per week)	WINTER			SUMMER		
		Activity type and level	Current use (hrs per week)	Utilisation (% of max capacity)	Activity type and level	Current use (hrs per week)	Utilisation (% of max capacity)
Small towns and rural areas							
Blackwood Recreation Reserve sports ground	25	no active winter use			Cricket (Seniors)	no data	
Bungaree Recreation Reserve sports ground	25	Football (Seniors)	20	80%	no active summer use		
Dunnstown Recreation Reserve sports ground	25	Football (Seniors)	16.5	66%	Cricket (Seniors)	11	44%
Elaine Recreation Reserve sports ground	25	no active winter use			Cricket (Juniors)	no data	
Gordon Recreation Reserve sports ground	25	Football (Seniors)	17	68%	no active summer use		
Greendale Recreation Reserve sports ground	25	Informal non-sports use only			Informal non-sports use only		
Korweinguboorra Recreation Reserve sports ground	25	Football (Seniors)	no data		Cricket (Seniors)	no data	
Mt Egerton Recreation Reserve sports ground	25	no active winter use			no active summer use		
Wallace Recreation Reserve sports ground	25	Football (Seniors)	19	76%	no active summer use		
Ballan							
Ballan Recreation Reserve sports ground	25	Football (Seniors)	17.5	70%	Cricket (Seniors)	20.5	82%
Bacchus Marsh and Surrounds							
Bacchus Marsh Secondary College sports oval	25	Football (Seniors), other school sports	no data		Cricket (Seniors) , other school sports	no data	
Darley Civic & Community Hub sports ground	25	Football (Women’s Seniors), Soccer (Open Age)	19	76%	Cricket (Seniors), Soccer (Seniors)	21	84%

	Max playing capacity (hrs per week)	WINTER			SUMMER		
		Activity type and level	Current use (hrs per week)	Utilisation (% of max capacity)	Activity type and level	Current use (hrs per week)	Utilisation (% of max capacity)
Darley Park sports ground	25	Football (Seniors)	24	96%	Cricket (Seniors)	22	88%
Maddingley Park sports ground	25	Football (Seniors)	38	152%	Cricket (Seniors)	no data	
Masons Lane Reserve - eastern oval	25	Soccer (Open Age), dog obedience	20	80%	Cricket (Seniors), dog obedience	14	56%
Masons Lane Reserve - western oval	25	Soccer (Juniors)	15	60%	Cricket (Seniors)	8	32%
Masons Lane Reserve – athletics track	n/a	not assessed			not assessed		

Table F4: Utilisation of sport grounds

## Travel Accessibility Assessment findings

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### Purpose

*A strategic assessment to determine whether people can travel to services and facilities within a reasonable journey time.*

The Travel Accessibility Assessment examines the geographic distribution of existing facilities and their relationship to public transport (train station and bus stops) and car parking. It assesses whether facilities are accessible within a reasonable journey distance or time from where people live and identifies any significant spatial gaps in provision.

### The Travel Standards

The following Travel Standard is the same for cricket, football and soccer.

#### Standards

used:      *Settlements of population less than 500: 20 minute drive*  
              *Settlements of population between 500 and 2,000: 15 minute drive*  
              *Settlements of population more than 2,000: 10 minute drive*  
              *Population trigger<sup>5</sup>: 1,000 total population within a 20 minute drive*

#### Rationale:

*The Travel Standards have been informed by various factors:*

- *The geographic distribution of existing facilities and their distance from people.*
- *Minimum populations required to support viable services and facilities.*
- *Council and other service providers' financial ability to deliver and maintain a network of services and facilities.*

### Findings of the Travel Accessibility Assessment

*Detailed results of the Travel Accessibility Assessment are provided in Part B to this report. Summary results are shown in **Table F5** and **Maps F1 to F3** below.*

#### Small towns and rural areas:

Table F5 below provides tabular results of the assessment for each of the 22 small towns and rural areas; the same results are shown on Map F1.

- There are no soccer pitches within small towns.
- The results show that all small towns meet their travel standards for cricket and football ovals but that 9 small towns fail the standard for soccer pitches.
- Several towns in the Rural West meet their travel standard due to the proximity of pitches in Ballarat.
- Hopetoun Park is the largest settlement without access to a local recreation ground.

#### Ballan:

- There are no soccer pitches within Ballan or within a 15 minute drive.

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<sup>5</sup> Minimum population required to support a viable service / facility.



*Note: at present, Bacchus Marsh is the only settlement assessed as an urban area. As the population of Ballan grows, it may be appropriate to also apply the urban assessment to Ballan.*

Bacchus Marsh and Surrounds:

- All parts of the urban area meet the Travel Standards. Accessibility will be further improved in Maddingley and Bacchus Marsh when the soccer pitches at the Racecourse and Recreation Reserve are completed in 2019.

*Gap analysis results (Travel Accessibility Assessment) - maps*

The following maps are provided in Part B to this report ('Detailed assessment data'):

**Map F1: Travel Accessibility Assessment results for 'Cricket oval (competition)'**

**Map F2: Travel Accessibility Assessment results for 'Football oval (competition)'**

**Map F3: Travel Accessibility Assessment results for 'Soccer pitch (competition)'**

	Population within range <sup>6</sup>	Travel Standard	Cricket oval	Football oval	Soccer pitch	Comments
<b>Balliang</b>	<100	20 minute drive	✓	✓	✗	Closest soccer pitches are currently at Masons Lane Reserve (23 minutes, 3 minutes beyond Travel Standard) but BM Racecourse Reserve pitches will be within travel standard.
<b>Balliang East</b>	100-200	20 minute drive	✓	✓	✓	All standards met
<b>Barkstead</b>	<100	20 minute drive	✓	✓	✗	Closest soccer pitch is Russel Square, Ballarat (23 minutes, 3 minutes beyond Travel Standard).
<b>Blackwood</b>	200-500	20 minute drive	✓	✓	✗	Closest soccer pitches are at Masons Lane Reserve (26 minutes, 6 minutes beyond Travel Standard).
<b>Bungaree</b>	100-200	20 minute drive	✓	✓	✓	All standards met
<b>Clarendon</b>	100-200	20 minute drive	✓	✓	✓	All standards met
<b>Dales Creek</b>	200-500	20 minute drive	✓	✓	✗	Closest soccer pitches are at Masons Lane Reserve (23 minutes, 3 minutes beyond Travel Standard).
<b>Dunnstown</b>	200-500	20 minute drive	✓	✓	✓	All standards met
<b>Elaine</b>	<100	20 minute drive	✓	✓	✓	All standards met
<b>Gordon</b>	500-2000	15 minute drive	✓	✓	✗	Closest soccer pitch is at Russel Square, Ballarat (18 minutes, 3 minutes beyond Travel Standard).
<b>Greendale</b>	500-2000	15 minute drive	✓	✓	✗	Closest soccer pitches are at Masons Lane Reserve (18 minutes, 3 minutes beyond Travel Standard).
<b>Hopetoun Park</b>	500-2000	15 minute drive	✓	✓	✓	All standards met
<b>Korweinguboorra</b>	200-500	20 minute drive	✓	✓	✗	Closest soccer pitch is Russel Square, Ballarat (28 minutes, 8 minutes beyond Travel Standard).
<b>Lal Lal</b>	200-500	20 minute drive	✓	✓	✓	All standards met
<b>Morrison's</b>	<100	20 minute drive	✓	✓	✗	Closest soccer pitch is Buninyong (26 minutes, 6 minutes beyond Travel Standard).
<b>Mt Egerton</b>	200-500	20 minute drive	✓	✓	✓	All standards met
<b>Mt Wallace</b>	<100	20 minute drive	✓	✓	✗	Closest soccer pitches are at Masons Lane Reserve (32 minutes, 12 minutes beyond Travel Standard).

<sup>6</sup> Travel Standards have been assigned to small towns according to population ranges. As larger populations can support a wider range of services and facilities, travel distance / time standards are generally less (i.e. better) for larger settlements. For more information regarding this methodology refer to the Moorabool Community Infrastructure Planning Process on Council's website.

	Population within range <sup>6</sup>	Travel Standard	Cricket oval	Football oval	Soccer pitch	Comments
<b>Myrniong</b>	200-500	20 minute drive	✓	✓	✓	All standards met
<b>Navigators</b>	200-500	20 minute drive	✓	✓	✓	All standards met
<b>Wallace</b>	200-500	20 minute drive	✓	✓	✓	All standards met
<b>Yendon</b>	200-500	20 minute drive	✓	✓	✓	All standards met

**Table F5: results of the Travel Accessibility Assessment for small towns**

- ✓ Travel Standard met,
- ✗ Travel Standard failed

## Suitability Assessment findings

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### Purpose

*Facility-specific assessments that determine whether facilities are fit for their purpose and in adequate physical condition.*

The Suitability Assessment seeks to determine how suitable facilities are in terms of supporting the services or community activities delivered through them.

The Suitability Assessment has two components: building condition and fitness for purpose. Condition audits have not been conducted for sports grounds (as they are not buildings) but have been conducted for pavilions and club rooms.

Full fitness for Purpose Assessments have been conducted for:

- Competition-grade sports grounds maintained by Council
  - Darley Civic & Community Hub sports ground
  - Darley Park sports ground
  - Maddingley Park sports ground
  - Masons Lane Reserve - eastern oval
  - Masons Lane Reserve - western oval
- pavilions and club rooms owned by Council

Partial assessments have also been carried out for other pavilions in the Shire where access to the facility was possible.

### *Building condition vs fitness for purpose*

For Council-owned pavilions (i.e. Council assets), the Suitability Assessment includes data from audits of building condition conducted in June 2018. The condition audits are a technical assessment of the physical condition and integrity of the structure and fit out of the building.

Fitness for purpose assessments were also conducted, both for sports grounds and their associated pavilions. These assessments seek to understand how well existing facilities meet the needs of users and staff and how they compare with contemporary facility standards.

### The Suitability Standards

Table F6 below provides the 1-to-5 scoring system used by the building condition audits and fitness for purpose assessments. It is important to note that low values represent better condition or fitness for purpose.

### *Building condition*

Standard

used: *Minimum standards for building condition are not used. Instead, condition scores are qualitatively assessed and compared with the fitness for purpose assessment findings.*

Rationale: *During audits, separate condition scores are assigned for different components of buildings such as roof, sub-structure, floor coverings and electrical services. These component scores are entered into Council's asset management systems and subsequently inform the annual maintenance, renewal and upgrade programmes.*

Score			
		Building condition	Fitness for purpose
1	Very good	Near new condition with no obvious signs of wear.	Fully meets service needs with no impact on delivery of services/activities, AND No identified risks to users or building integrity
2	Good	Good condition with limited signs of wear. Does not require any special attention.	Minor impact on ability to deliver the required services/activities, OR Minor identified risks to users or building integrity
3	Fair	Generally good condition with some evidence of minor defects in local spots. Requires some planned maintenance to prevent further deterioration and to return it to a very good condition.	Moderate impact on ability to deliver the required services/activities, OR Moderate identified risks to users or building integrity
4	Poor	Evidence of significant defects in multiple locations. Requires major maintenance to prevent further deterioration and to return it to a very good condition. Will need to be renewed, upgraded or disposed in near future. Is reflected via inclusion in the 10 year Capital Works Plan.	Significant impact on ability to deliver the required services/activities, OR Significant identified risks to users or building integrity
5	Very poor	In need of major repair and referred to the capital works program for renewal / replacement / disposal. Will need to be renewed, upgraded or disposed in near future. Is reflected via inclusion in the 2-5 year Capital Works Plan.	Severe impact - required services cannot be delivered/activities, OR Severe identified risks to users or building integrity
6	End of service life	No remaining service potential.	Not used

Table F4: scoring system used for the Suitability Assessment

### *Fitness for purpose*

Two overall scores are determined for each facility: one for current fitness for purpose and another for future fitness for purpose (notionally 5 years' time). Both overall scores are then classified as per the standards below.

#### Standards

used:	1 to 2: 'Fit for purpose'	equivalent to the top 25%
	2 to 3: 'Attention required (minor)'	equivalent to upper 25% to 50%
	3 to 4: 'Attention required (major)'	equivalent to lower 25% to 50%
	4 to 5: 'Unfit for purpose'	equivalent to bottom 25%

Rationale: The above scores represent 25% bands where the top 25% indicate facilities that are fit for purpose and the bottom 25% unfit. Scores in between are graded into facilities that exhibit major and minor issues.

### **Findings of the Suitability Assessment: sports grounds**

Detailed Building Condition audit and Fitness for Purpose assessment data may be requested directly from Moorabool Shire Council. Summary results are provided through **Table F7** (below).

#### Small towns and rural areas:

Council does not maintain any sports grounds in small towns and rural areas; as such, fitness for purpose assessments were not conducted.

#### Ballan:

Council does not maintain the sports ground at the Ballan Recreation Reserve; as such, a fitness for purpose assessment was not conducted.

#### Bacchus Marsh and Surrounds:

- Council's grounds maintenance department identified problems with compaction of the playing surfaces at Darley Park, Maddingley Park and, to a lesser degree, Masons Lane.
- Council does not have proper audits of the soil structure to fully understand the state of the surfaces at Darley Park and Maddingley but believes that:
  - Hardness and patchiness problems for these surfaces are largely due to the soil base which has become compacted due to long term heavy use.
  - Water cannot penetrate the compacted surfaces, reducing the effectiveness of irrigation, requiring more water to sustain healthy grass growth. This is particularly concerning in 2018 given the poor water availability and forecast for a dry summer.
- While the surfaces at Masons Lane are generally adequate for current levels of use, they are also compacted and could not support more active use in future without further detriment.
- If these problems are not addressed there is a risk the surfaces will become less playable, particularly if water continues to become less available due to dry weather. Even with more watering, lower soil strata will be unlikely to recover without major renovation. The solution could be to resurface such as with a sand base.
- Council does not have adequate plans of the irrigation systems at any sports grounds, causing problems with maintenance and upgrade.
- Masons Lane western oval is not floodlit, has no irrigation and poor drainage.

Name	Fitness for purpose			
	Score - Now	Classification - Now	Score - Future	Classification - Future
<b>Small towns and rural areas</b>				
<i>Council does not maintain any sports grounds in small towns and rural areas</i>				
<b>Ballan</b>				
<i>Council does not maintain the Ballan Recreation Reserve sports ground</i>				
<b>Bacchus Marsh and Surrounds</b>				
Darley Civic & Community Hub sports ground	1.5	Fit for purpose	1.9	Fit for purpose
Darley Park sports ground	2.8	Attention required (minor)	3.2	Attention required (major)
Maddingley Park sports ground	2.9	Attention required (minor)	3.3	Attention required (major)
Masons Lane Reserve - eastern oval	1.9	Fit for purpose	2.7	Attention required (minor)
Masons Lane Reserve - western oval	2.7	Attention required (minor)	3.1	Attention required (major)

**Table F7: overall Suitability Assessment findings for Council-maintained sports grounds**

#### **Findings of the Suitability Assessment: pavilions and clubrooms**

*Detailed Building Condition audit and Fitness for Purpose assessment data may be requested directly from Moorabool Shire Council. Summary results are provided through **Table F8** (below).*

Assessments were conducted for all pavilions and club rooms owned by Council, irrespective of whether Council has maintenance responsibility for the associated sports ground.

#### Small towns and rural areas:

- Elaine Recreation Reserve cricket clubrooms does not have players change rooms or amenities but these are not required to support the current level of use the facility receives. The major issue with the facility is the lack of toilets. Players must use the public toilets, which are unpleasant and not all-abilities accessible. The clubrooms are generally well maintained but its quality and appearance are well below contemporary standards and it is in need of upgrade.
- The facility at Dunnstown Recreation Reserve has an excellent community centre that serves as club rooms for the pavilion. However, the players change rooms and amenities are old, worn and not female-friendly. It is noted that there is currently insufficient demand for female football in Dunnstown to warrant a refit for this reason.
- The pavilion at the Wallace Recreation Reserve is generally adequate, especially as it is not currently used for sport in summer. The main issues are the age of the change rooms and showers that are not female friendly, and some minor universal accessibility problems. It is noted that there is currently insufficient demand for female football in Wallace to warrant a refit for this reason.

#### Ballan:

Council does not own the pavilion at the Ballan Recreation Reserve; as such, a fitness for purpose assessment was not conducted.

Bacchus Marsh and Surrounds:

## Darley Park pavilion and club rooms:

- The major issues identified for Darley Park pavilion are the worn football/cricket players amenities and the shower room which is old, unpleasant and in need of a refit. Neither home nor visitors change rooms or showers are female-friendly.
- Access to visitor change rooms has a ramp to the door but can only be accessed up small steep gravel slope.

## Maddingley Park pavilion and club rooms:

- Players change rooms and amenities at Maddingley Park pavilion are not up to contemporary pavilion standards but are mostly adequate and partially female-friendly.

## Masons Lane soccer/cricket pavilion and club rooms:

- While the players change rooms at this recently built pavilion are generally fit for purpose, it only has a very basic social room/canteen that is not suitable for use as a community venue.
- The pavilion lacks umpires' facilities, a medical/first aid room or adequate space to store goal posts.

Name	Fitness for purpose			
	Score - Now	Classification - Now	Score - Future	Classification - Future
<b>Small towns and rural areas</b>				
Dunnstown Recreation Reserve community centre & pavilion	3.0	Attention required (major)	3.5	Attention required (major)
Elaine Recreation Reserve cricket pavilion	3.6	Attention required (major)	3.7	Attention required (major)
Wallace Recreation Reserve football/cricket pavilion	2.4	Attention required (minor)	2.4	Attention required (minor)
<b>Ballan</b>				
<i>Council does not own the pavilion at the Ballan Recreation Reserve sports ground</i>				
<b>Bacchus Marsh and Surrounds</b>				
Darley Civic & Community Hub Pavilion & Community Room	1.3	Fit for purpose	1.3	Fit for purpose
Darley Park football / cricket pavilion	3.0	Attention required (major)	3.0	Attention required (major)
Maddingley Park football / cricket pavilion	2.1	Attention required (minor)	2.1	Attention required (minor)
Masons Lane Reserve soccer / cricket pavilion	2.2	Attention required (minor)	2.2	Attention required (minor)

**Table F8: overall Suitability Assessment findings for Council-owned pavilions and club rooms**



## Attachment G

<b>Use Group:</b>	Sport and recreation
<b>Use(s):</b>	G. Sports courts, pavilions, clubrooms and shelters

**Go to:**

[Existing infrastructure](#)

[Quantity Assessment findings](#)

[Utilisation Assessment findings](#)

[Travel Accessibility Assessment findings](#)

[Suitability Assessment findings](#)

*Summaries of the key findings from this assessment are provided in the main Community Infrastructure Needs Analysis Key Findings & Recommendations report.*

*Detailed assessment results are provided in Part B to this report. Where available, Building Condition audits and Fitness for Purpose assessments that have informed the Suitability Assessment may be requested directly from Moorabool Shire Council.*

**Definition(s):**

This assessment focuses on competition-grade sports courts used for the playing of basketball, netball or tennis and the clubrooms and shelters associated with them.

**Basketball court (competition):**

A hard surface court marked out for the playing of basketball and compliant with standards that allow for competitive sport.

**Netball court (competition):**

A hard surface court marked out for the playing of netball and compliant with standards that allow for competitive sport.

**Tennis court (competition):**

A grass or synthetic surface court with suitable net, marked out for the playing of tennis, and compliant with standards that allow for competitive sport.

**Sports pavilion and clubroom(s)**

A building associated with an outdoor sports facility that provides change rooms and amenities for players as well as clubrooms used for the social activities of sports clubs and other users.

Sports change room(s)

A building associated with an outdoor sports facility that provides change rooms and amenities for players but not clubrooms.

Sports clubroom(s)

A building associated with an outdoor sports facility that provides rooms used for the social activities of sports clubs and other users but not change rooms and amenities for players.

Sports shelter

A structure associated with an outdoor sports facility that provides shelter and shade for spectators and players. Typically roofed, and may or may not be open-sided.

## Notes

*Revision and update of the Quantity Standards*

The Quantity Standards are directly informed by the current levels of public use that existing facilities receive and the findings of the *Recreation and Leisure Strategy (2015)*.

The current Quantity Standards for sports grounds have been informed by the findings of the Utilisation Assessment. If utilisation rates change in future, the Quantity Standards should be revised to reflect that change.

## Existing infrastructure

The following competition-grade facilities within Moorabool Shire were recorded through the Community Infrastructure Audit and assessed for this report:

Council-owned sports courts (Competition-grade and publicly-accessible)	Managed and maintained by	Basketball	Netball	Tennis	Associated facility type
Bacchus Marsh Lawn Tennis Club	BM Lawn Tennis Club			18 outdoor	Sports pavilion
Bacchus Marsh Leisure Centre	Council (Belgravia Leisure)	2 indoor	2 indoor		Leisure centre
Dunnstown Recreation Reserve multi use courts (outdoor)	Committee of Management		1 outdoor	2 outdoor	Sports change rooms and clubroom
Elaine Recreation Reserve tennis courts (outdoor)	Committee of Management			2 outdoor	Sports clubroom
Greendale Recreation Reserve (Egan's Reserve) tennis courts (outdoor)	Committee of Management			2 outdoor	No facility
Maddingley Park - tennis / netball court(s)	Committee of Management		1 outdoor	2 outdoor	Sports shelter
Navigators Recreation Reserve tennis courts (outdoor)	Committee of Management			3 outdoor	Sports shelter
Wallace Recreation Reserve multi use courts (outdoor)	Committee of Management		1 outdoor	2 outdoor	Sports shelter and pavilion
Wallace Recreation Reserve netball court (outdoor)	Committee of Management		1 outdoor		Sports shelter and pavilion
<b>Planned:</b>					
Underbank development – 2 netball courts (assumed 2022 or later)	unknown		2 outdoor		unknown
<b>Not in use (excluded from modelling):</b>					
Darley Civic & Community Hub indoor stadium / gymnasium (Acrofun)	n/a				

**Table G1a: Existing infrastructure (within Moorabool Shire) - competition-grade, publicly-accessible and council-owned**

<b>Non-Council sports courts (Competition-grade and publicly-accessible)</b>	<b>Managed and maintained by</b>	<b>Basketball</b>	<b>Netball</b>	<b>Tennis</b>	<b>Associated facility type</b>
Bacchus Marsh Primary School indoor court	Bacchus Marsh Primary School	1 indoor junior			School
Ballan Recreation Reserve multi-use courts	Committee of Management		1 outdoor	6 outdoor	Sports pavilion
Bungaree Recreation Reserve multi-use courts	Committee of Management		1 outdoor	2 outdoor	Sports pavilion
Darley Park multi-use courts	Committee of Management		2 outdoor	3 outdoor	Sports shelter and pavilion
Darley Primary School indoor court	Darley Primary School	1 indoor	1 indoor junior		School
Gordon Public Park tennis courts	Committee of Management			2 outdoor	Sports clubroom
Gordon Recreation Reserve netball court	Committee of Management		1 outdoor		Sports shelter and pavilion
Pentland Primary School gym	Pentland Primary School	1 indoor junior	1 indoor junior		School
St Bernards Primary School gym	St Bernards Primary School	1 indoor junior	1 indoor junior		School

**Table G1b: Non-Council infrastructure (within Moorabool Shire) - competition-grade and publicly-accessible**

The following sports courts within Moorabool Shire were also recorded but have been excluded from the modelling because they are either non-competition standard, on schools and therefore not publicly accessible, or both:

<b>Sports courts (non-competition or not publicly-accessible)</b>	<b>Managed and maintained by</b>	<b>Basketball</b>	<b>Netball</b>	<b>Tennis</b>
Bacchus Marsh Grammar School	Bacchus Marsh Grammar School	1 indoor junior	2 indoor competition 1 outdoor junior	
Bacchus Marsh Primary School outdoor court	Bacchus Marsh Primary School	1 junior outdoor	1 junior outdoor	
Ballan Primary School	Ballan Primary School	1 indoor junior	1 indoor junior	
Blackwood Recreation Reserve tennis courts	Committee of Management			2 outdoor
Bullarook Recreation Reserve tennis court	Committee of Management			
Darley Primary School	Darley Primary School	1 indoor junior 1 junior outdoor	1 indoor junior 1 junior outdoor	
Myrniong Recreation Reserve tennis courts	Committee of Management			2 outdoor
St Michael's Parish Primary School outdoor court	St Michael's Parish Primary School			1 outdoor junior
<b>Not in use (excluded from modelling):</b>				
Balliang Recreation Reserve tennis courts	n/a			
Beremboke Recreation Reserve	n/a			
Clarendon Recreation Reserve tennis courts	n/a			
Darley Park netball courts	n/a			
Millbrook Community Centre tennis court	n/a			
Morrison's Recreation Reserve tennis courts	n/a			
Mount Egerton Recreation Reserve	n/a			
Yendon Recreation Reserve tennis courts	n/a			

**Table G1c: Non-competition or not publicly-accessible infrastructure (within Moorabool Shire)**

To inform the Travel Accessibility Assessment, the following competition-grade sports courts outside of but within 20 minutes' drive of towns within the Shire, were also recorded and mapped:

Sports courts outside of Moorabool Shire	Basketball	Netball	Tennis
<b>City of Ballarat</b>			
Ballarat East Recreation Centre Ballarat East	1		
Ballarat High School	1	1	
Ballarat Majorleague Indoor Sports Centre		2	
Ballarat Miner Dome	2		
Ballarat Netball Centre		4	
Buninyong Tennis Centre			18
Mount Clear Reserve			4
Alfredton Recreation Reserve Alfredton		1	2
Ballarat Regional Tennis Centre (Hollioake Park)			18
CE Brown Reserve		1	5
City Oval		1	
Doug Dean Reserve			4
Eastwood Leisure Complex	1		
Llanberris Reserve		6	
Marty Busch Reserve		1	6
Wendouree Sports and Events Centre	1	1	

**Table G2: Existing infrastructure (accessible from Moorabool Shire) – competition-grade**

## Quantity Assessment findings

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### Purpose

*A strategic assessment to determine whether there are enough facilities in relation to population size.*

The Quantity Assessment determines whether there is currently a suitable and sufficient quantity of services or facilities to meet the needs of the population of an area. It seeks to identify any under or over-provision that exists now and, using Council's population forecasts, may exist in the future.

### *Note regarding notation:*

- *The needs analyses generally uses whole integers when referring to undersupply or oversupply. This is because it is often not possible in reality to provide fractions of facilities. Demand for 0.5 of a facility or greater has been rounded up to a figure of '1'.*
- *Figures that refer to an undersupply are prefixed with '-' and oversupply prefixed with '+'.*
- *The name 'Bacchus Marsh and Surrounds' refers to the urban areas of Darley, Bacchus Marsh and Maddingley.*

### *Over-estimation of courts provided through multipurpose surfaces*

*Several indoor and outdoor courts are used for two or more sports, such as tennis courts overlaid for netball. The Quantity Assessment treats each court as a full unit of provision (e.g. 2 tennis courts overlaid with 1 netball court are counted as 2 x tennis and 1 x netball). It should, however, be noted that the courts cannot be used for two sports simultaneously and therefore the results of the Quantity Assessment should be considered to slightly over-estimate provision.*

### *No provision for sports other than basketball, netball and tennis*

*None of the publicly-accessible sports courts within Moorabool Shire are used for sports other than basketball, netball and tennis. It is understood that levels of demand for other court-based sports such as squash are too low within Moorabool to justify provision for these sports.*

### The Quantity Standards

#### *Basketball court (competition)*

##### Standard

used:            *1 court per 4,000 persons (Total population)  
Population trigger<sup>1</sup>: 3,000 persons within a 20 minute drive*

Rationale:    *The current ratio of existing courts in Bacchus Marsh is 1:6,500, which is insufficient to meet demand. The standard of 1:4000 supports the findings of the Indoor Recreation Facilities Feasibility Study (2018) that participation in basketball in Bacchus Marsh is higher than the Victorian average and should be sufficient to support up to 4 additional indoor courts by 2038.*

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<sup>1</sup> Minimum population required to support a viable service / facility.

### *Netball court (competition)*

#### Standard

used: 1 court per 6,000 persons (Total population)  
Population trigger: 1,000 persons within a 20 minute drive

Rationale: The 1:6,000 standard supports the current situation that there is sufficient demand across Bacchus Marsh and Surrounds and the Rural East for at least 2 additional indoor netball courts, as per the Indoor Recreation Feasibility Study, 2017. The 1:6,000 standard also reflects the findings of that Study that participation in netball is less than that of basketball.

### *Tennis court (competition)*

#### Standard

used: 1 court per 2,000 persons (Total population)  
Population trigger: 1,000 persons within a 20 minute drive

Rationale: 1:2,000 ratio used by 2015 Rec & Leisure Strategy supports current situation that both urban and rural areas are well provided for. Rural areas have a particularly high number of courts in relation to population.

## **Findings of the Quantity Assessment**

Detailed results of the gap analysis comparing the audit of existing supply with the Quantity Standards are provided in Part B to this report.

### Small towns and rural areas:

Given the large travel distances across rural areas, it is generally more appropriate to model demand for facilities based on travel distance rather than the population multipliers used by the Quantity Assessment. Also, as sports clubs serve a role as community groups in rural communities, it is desirable for those communities to have local access to facilities able to support club activities, where the community is large enough to sustain a local facility. As such, it is suggested that the following Quantity Assessment results for small towns and rural areas should be disregarded in favour of the results of the Travel Accessibility Assessment.

#### Basketball:

- Individual populations in small towns are too small to support indoor basketball courts. Collectively, the populations of towns across the Rural West and Rural East are theoretically sufficient to support 2 courts each in the west and east, but the large travel distances mean that realistically, indoor courts in rural areas are not viable.

#### Netball:

- There are no competition netball courts in the Rural East, resulting in a shortfall against the Quantity Standard of -1 court now and -2 after 2031.
- When modelled together, the wider Bacchus Marsh and Surrounds and Rural East area also has a shortfall of -1 court now. The proposed development of 4 outdoor courts at the BM Racecourse Recreation Reserve (estimated 2025 or later) and 2 courts at the Underbank development (2022 or later) will provide an oversupply of +2 courts for the east of the Shire up to and beyond 2041 but there will continue to be a shortfall until they are constructed. *It is important to note that all courts will continue to be outdoor.*



- The 5 courts within the Rural West provide a provision ratio of approximately 1:1,200 people, which far exceeds the Quantity Standard of 1:6,000. The high rate of provision is due to the provision of netball courts with the active football clubs across the Rural West.

Tennis:

- There are only 2 tennis courts in the Rural East but 13 in the Rural West. As a result, the Rural East has a shortfall of -1 court now, increasing to a shortfall of -3 courts by 2041. When modelled together, the wider Bacchus Marsh and Surrounds and Rural East area has an adequate supply.
- From a quantity perspective the Rural West has an oversupply of 10 courts. However, as the distances between courts is large, it is not necessary to reduce the number of courts.

Ballan:

Basketball:

- Ballan has only the 1 court at the Primary School, used for training but is not compliant for competition.
- When modelled on its own, Ballan has a shortfall of -1 basketball court now, increasing to a shortfall of -2 courts by 2041. When modelled together, the wider Ballan and the Rural West area could potentially support 2 basketball courts now and 3 by 2041. However, some of the demand across the Rural West will be met through facilities in Ballarat.

Netball:

- When modelled on its own or together with the Rural West, Ballan has an adequate number of netball courts up to 2041. However, it is recognised that the single court at Ballan Recreation Reserve reduces flexibility for the club to train on multiple courts at once and that there is an opportunity to create a 2<sup>nd</sup> court as an overlay to the tennis courts.

Tennis:

- The 6 courts at Ballan Recreation Reserve provide an adequate supply of courts up to 2041.
- When modelled together the wider 'Ballan and the Rural West' area has an adequate supply of courts up to 2041 and beyond.

Bacchus Marsh and Surrounds:

Basketball:

- There is sufficient existing demand for a total of 4 indoor basketball courts, representing a shortfall of -2 courts now. If participation rates remain high, a total supply of 6 courts may be required after 2021 and up to 8 by 2041.

Netball:

- The 3 existing competition courts in Bacchus Marsh are all outdoor, the 2 indoor courts at Bacchus Marsh Leisure Centre are non-compliant.
- Against the Quantity Standard Bacchus Marsh and Surrounds has a shortfall of -1 court now, increasing to a shortfall of -2 after 2031. However, if the proposed 4 outdoor courts are constructed at the BM Racecourse Recreation Reserve (estimated 2025 or later), Bacchus Marsh and Surrounds will have an adequate supply of up to and beyond 2041. *It is important to note that all courts will be outdoor.*

Tennis:

- The 23 courts at the Bacchus Marsh Lawn Tennis Club provide Bacchus Marsh and Surrounds, and the Rural East, with an adequate supply of courts up to 2041.

## Utilisation Assessment findings

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### **Purpose**

*Facility-specific assessments that determine whether services and facilities have adequate capacity to meet community demand.*

The Utilisation Assessment examines the current level of use of facilities and determines whether or not they have capacity to accommodate existing and/or increased use.

### **Findings of the Utilisation Assessment**

Utilisation data for courts was not available and the Utilisation Assessment was not conducted.

## Travel Accessibility Assessment findings

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### Purpose

*A strategic assessment to determine whether people can travel to services and facilities within a reasonable journey time.*

The Travel Accessibility Assessment examines the geographic distribution of existing facilities and their relationship to public transport (train station and bus stops) and car parking. It assesses whether facilities are accessible within a reasonable journey distance or time from where people live and identifies any significant spatial gaps in provision.

### The Travel Standards

#### *Basketball court (competition)*

##### Standards

used:      *Settlements of population less than 500: 20 minute drive*  
              *Settlements of population between 500 and 6,000: 15 minute drive*  
              *Settlements of population more than 6,000: 10 minute drive*  
              *Population trigger<sup>2</sup>: 2,000 total population within a 20 minute drive*

#### *Netball court (competition)*

##### Standards

used:      *Settlements of population less than 6,000: 15 minute drive*  
              *Settlements of population more than 2,000: 10 minute drive*  
              *Population trigger: 1,000 total population within a 20 minute drive*

#### *Tennis court (competition)*

##### Standards

used:      *Settlements of population less than 6,000: 15 minute drive*  
              *Settlements of population more than 2,000: 10 minute drive*  
              *Population trigger: 1,000 total population within a 20 minute drive*

##### Rationale:

*The Travel Standards have been informed by various factors:*

- The geographic distribution of existing facilities and their distance from people.*
- Minimum populations required to support viable services and facilities.*
- Council and other service providers' financial ability to deliver and maintain a network of services and facilities.*

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<sup>2</sup> Minimum population required to support a viable service / facility.

## Findings of the Travel Accessibility Assessment

Detailed results of the Travel Accessibility Assessment are provided in Part B to this report. Summary results are shown in **Table G3** and **Maps G1 to G3** below.

### Small towns and rural areas:

Table G3 below provides tabular results of the assessment for each of the 22 small towns and rural areas; the same results are shown on Maps G1, G2 and G3.

#### Basketball:

- 10 small towns in the centre, north and south of the Shire do not have access to a basketball court within the Travel Standards. The court at Ballan Primary School is within the Travel Standard of many of these towns but is suitable for training only.
- Towns in the west of the Shire meet the Travel Standard due to their proximity to facilities in Ballarat.

#### Netball:

- Elaine and Morrisons are the only town without access to netball courts within the Travel Standard of '15 minute drive'.

#### Tennis:

- All small towns have access to a tennis court within their Travel Standards.

### Ballan:

#### Basketball:

- Ballan does not have access to a competition court within the '15 minute drive' Travel Standard. The court at Ballan Primary School is suitable for training only.
- Several courts within Ballarat are within a 20 – 30 minute drive, including Ballarat Miner Dome.

#### Netball:

- Ballan has access to the 1 court at the Ballan Recreation Reserve.

#### Tennis:

- Ballan has access to the 6 courts at the Ballan Recreation Reserve.

*Note: at present, Bacchus Marsh is the only settlement assessed as an urban area. As the population of Ballan grows, it may be appropriate to also apply the urban assessment to Ballan.*

### Bacchus Marsh and Surrounds:

#### Basketball:

- All parts of the urban area have access to the two competition indoor courts at the Leisure Centre, plus the training court at Bacchus Marsh Primary School.
- The courts at Melton Indoor Recreation Centre are also within a 15-20 minute drive.

#### Netball:

- All parts of the urban area have access to the courts at Darley Park and Maddingley Park.

Tennis:

- All parts of the urban area have access to the courts at Maddingley Park (Bacchus Marsh Lawn Tennis Club).

*Gap analysis results (Travel Accessibility Assessment) - maps*

The following maps are provided in Part B to this report ('Detailed assessment data'):

**Map G1: Travel Accessibility Assessment results for 'Basketball courts (competition)'**

**Map G2: Travel Accessibility Assessment results for 'Netball courts (competition)'**

**Map G3: Travel Accessibility Assessment results for 'Tennis courts (competition)'**

	Population within range <sup>3</sup>	Travel Standard	Basketball court	Netball court	Tennis court	Comments
Balliang	<100	20 minute drive	✓	✓	✓	All standards met
Balliang East	100-200	20 minute drive	✓	✓	✓	All standards met
Barkstead	<100	20 minute drive	✗	✓	✓	Closest basketball court is Ballarat East Recreation Centre (21 minutes, 1 minute beyond Travel Standard).
Blackwood	200-500	20 minute drive	✗	✓	✓	Closest basketball court is Bacchus Marsh Leisure Centre (27 minutes, 7 minutes beyond the Travel Standard).
Bungaree	100-200	20 minute drive	✓	✓	✓	All standards met
Clarendon	100-200	20 minute drive	✓	✓	✓	All standards met
Dales Creek	200-500	20 minute drive	✗	✓	✓	Closest basketball court is Bacchus Marsh Leisure Centre (23 minutes, 3 minutes beyond Travel Standard).
Dunnstown	200-500	20 minute drive	✓	✓	✓	All standards met
Elaine	<100	20 minute drive	✗	✗	✓	Closest basketball court is Ballarat East Recreation Centre (26 minutes) and closest netball court is Dunnstown Recreation Reserve (22 minutes).
Gordon	500-2000	15 minute drive	✗	✓	✓	Closest basketball court is Ballarat East Recreation Centre (18 minutes, 3 minutes beyond Travel Standard).
Greendale	500-2000	15 minute drive	✗	✓	✓	Closest basketball court is Bacchus Marsh Leisure Centre (18 minutes, 3 minutes beyond Travel Standard).
Hopetoun Park	500-2000	15 minute drive	✓	✓	✓	All standards met
Korweinguboorra	200-500	20 minute drive	✗	✓	✓	Closest basketball court is Ballarat East Recreation Centre (25 minutes, 5 minutes beyond Travel Standard).
Lal Lal	200-500	20 minute drive	✓	✓	✓	All standards met
Morrison's	<100	20 minute drive	✗	✗	✓	Closest basketball court is Ballarat East Recreation Centre (33 minutes) and closest netball court is Ballan Recreation Reserve (24 minutes).
Mt Egerton	200-500	20 minute drive	✓	✓	✓	All standards met

<sup>3</sup> Travel Standards have been assigned to small towns according to population ranges. As larger populations can support a wider range of services and facilities, travel distance / time standards are generally less (i.e. better) for larger settlements. For more information regarding this methodology refer to the Moorabool Community Infrastructure Planning Process on Council's website.

	Population within range <sup>3</sup>	Travel Standard	Basketball court	Netball court	Tennis court	Comments
<b>Mt Wallace</b>	<100	20 minute drive	✘	✓	✓	Closest basketball court is Bacchus Marsh Leisure Centre (29 minutes, 9 minutes beyond Travel Standard).
<b>Myrniong</b>	200-500	20 minute drive	✓	✓	✓	All standards met
<b>Navigators</b>	200-500	20 minute drive	✓	✓	✓	All standards met
<b>Wallace</b>	200-500	20 minute drive	✓	✓	✓	All standards met
<b>Yendon</b>	200-500	20 minute drive	✓	✓	✓	All standards met

**Table G3: results of the Travel Accessibility Assessment for small towns**

- ✓ Travel Standard met,
- ✘ Travel Standard failed



## Suitability Assessment findings

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### Purpose

*Facility-specific assessments that determine whether facilities are fit for their purpose and in adequate physical condition.*

The Suitability Assessment seeks to determine how suitable facilities are in terms of supporting the services or community activities delivered through them.

### *Building condition vs fitness for purpose*

The Suitability Assessment has two components: building condition and fitness for purpose. Condition audits have been conducted for pavilions and shelters but not for courts (as they are not buildings). For Council-owned pavilions (i.e. Council assets), the Suitability Assessment includes data from audits of building condition conducted in June 2018. The condition audits are a technical assessment of the physical condition and integrity of the structure and fit out of the building.

Fitness for Purpose Assessments have been conducted for all Council-owned courts and any within recreation reserves, but not courts on school sites.

### The Suitability Standards

Table G4 below provides the 1-to-5 scoring system used by the building condition audits and fitness for purpose assessments. It is important to note that low values represent better condition or fitness for purpose.

### *Building condition*

#### Standard

used: *Minimum standards for building condition are not used. Instead, condition scores are qualitatively assessed and compared with the fitness for purpose assessment findings.*

Rationale: *During audits, separate condition scores are assigned for different components of buildings such as roof, sub-structure, floor coverings and electrical services. These component scores are entered into Council's asset management systems and subsequently inform the annual maintenance, renewal and upgrade programmes.*

Score		Building condition		Fitness for purpose	
1	Very good	Near new condition with no obvious signs of wear.		Fully meets service needs with no impact on delivery of services/activities, AND No identified risks to users or building integrity	
2	Good	Good condition with limited signs of wear. Does not require any special attention.		Minor impact on ability to deliver the required services/activities, OR Minor identified risks to users or building integrity	
3	Fair	Generally good condition with some evidence of minor defects in local spots. Requires some planned maintenance to prevent further deterioration and to return it to a very good condition.		Moderate impact on ability to deliver the required services/activities, OR Moderate identified risks to users or building integrity	
4	Poor	Evidence of significant defects in multiple locations. Requires major maintenance to prevent further deterioration and to return it to a very good condition. Will need to be renewed, upgraded or disposed in near future. Is reflected via inclusion in the 10 year Capital Works Plan.		Significant impact on ability to deliver the required services/activities, OR Significant identified risks to users or building integrity	
5	Very poor	In need of major repair and referred to the capital works program for renewal / replacement / disposal. Will need to be renewed, upgraded or disposed in near future. Is reflected via inclusion in the 2-5 year Capital Works Plan.		Severe impact - required services cannot be delivered/activities, OR Severe identified risks to users or building integrity	
6	End of service life	No remaining service potential.		Not used	

Table G4: scoring system used for the Suitability Assessment

### *Fitness for purpose*

*Two overall scores are determined for each facility: one for current fitness for purpose and another for future fitness for purpose (notionally 5 years' time). Both overall scores are then classified as per the standards below.*

#### Standards

used:	1 to 2: 'Fit for purpose'	equivalent to the top 25%
	2 to 3: 'Attention required (minor)'	equivalent to upper 25% to 50%
	3 to 4: 'Attention required (major)'	equivalent to lower 25% to 50%
	4 to 5: 'Unfit for purpose'	equivalent to bottom 25%

Rationale: *The above scores represent 25% bands where the top 25% indicate facilities that are fit for purpose and the bottom 25% unfit. Scores in between are graded into facilities that exhibit major and minor issues.*

### **Findings of the Suitability Assessment: sports courts**

*Detailed Building Condition audit and Fitness for Purpose assessment data may be requested directly from Moorabool Shire Council. Summary results are provided through **Tables G5a to G5d** (below).*

#### Small towns and rural areas:

##### Basketball:

- There are no competition basketball courts in small towns or rural areas

##### Netball:

- All netball courts in small towns were assessed as 'fit for purpose'

##### Tennis:

- Tennis courts that are co-located within actively used recreation reserves along with other sport uses (football, netball or cricket) are all fit for purpose:
  - Blackwood Recreation Reserve
  - Bungaree Recreation Reserve
  - Dunnstown Recreation Reserve
  - Elaine Recreation Reserve
  - Greendale Recreation Reserve
  - Wallace Recreation Reserve
- The courts at Gordon Public Park were assessed as in need of attention. The courts themselves are compliant and in excellent condition but disability access to the courts is very poor.
- The 3 courts at Navigators Recreation Reserve are fit for purpose.
- All other tennis courts in small towns and rural areas that were previously used for competition have now degraded to the point that the surfaces are unplayable:
  - Balliang Recreation Reserve
  - Beremboke Recreation Reserve
  - Clarendon Recreation Reserve
  - Mount Egerton Recreation Reserve tennis courts
  - Yendon Recreation Reserve

Ballan:

## Basketball:

- The court at Ballan Primary School was not assessed but is understood to be suitable for basketball training but not adult competition.

## Netball:

- The court at Ballan Primary School was not assessed but is understood to be suitable for netball training but not adult competition.
- The 1 court overlaid on the tennis courts at Ballan Recreation Reserve was assessed as 'Attention Required (major)' now and 'Unfit for purpose' in future due to the poor condition of the surface and its associated infrastructure and drainage problems. These problems affect the single netball court more than the multiple tennis courts.

## Tennis:

- The tennis courts at Ballan Recreation Reserve were assessed as 'Attention Required (minor)' now and 'Attention Required (major)' in future due to the poor condition of the surface and its associated infrastructure and drainage problems.

Bacchus Marsh and Surrounds:

## Basketball:

- The indoor courts at Bacchus Marsh Leisure Centre provide 2 compliant courts used for basketball competition and training. Improvements to the ventilation / cooling for the courts is required to improve their fitness for purpose.
- The multi-use tennis/netball courts at both Darley Park and Maddingley Park are generally fit for purpose but both only have training-standard lighting. Also, the overlaid tennis courts are not ideal for competition.

## Netball:

- The indoor courts at Bacchus Marsh Leisure Centre are not compliant for netball. Improvements to the ventilation / cooling for the courts is required to improve their fitness for purpose.

## Tennis:

- The courts at both the Bacchus Marsh Lawn Tennis Club and Darley Park are generally fit for purpose and require only minor works.

BASKETBALL	Fitness for purpose			
	Score - Now	Classification - Now	Score - Future	Classification - Future
<b>Small towns and rural areas</b>				
No competition basketball courts were recorded within small towns and rural areas				
<b>Ballan</b>				
The court at Ballan Primary School was not assessed but is understood to be suitable for basketball training but not adult competition.				
<b>Bacchus Marsh and surrounds</b>				
Bacchus Marsh Leisure Centre courts	2	Attention required (minor)	2	Attention required (minor)

**Table G5a: overall Suitability Assessment findings for basketball courts**

NETBALL	Fitness for purpose			
	Score - Now	Classification - Now	Score - Future	Classification - Future
<b>Small towns and rural areas</b>				
Bungaree Recreation Reserve multi use courts	1.6	Fit for purpose	1.6	Fit for purpose
Dunnstown Recreation Reserve multi use courts	1.3	Fit for purpose	1.3	Fit for purpose
Gordon Recreation Reserve netball court	1.5	Fit for purpose	1.5	Fit for purpose
Wallace Recreation Reserve multi use courts	1.4	Fit for purpose	1.4	Fit for purpose
Wallace Recreation Reserve netball court	1.0	Fit for purpose	1.0	Fit for purpose
<b>Ballan</b>				
Ballan Recreation Reserve multi-use courts	3.1	Attention required (major)	4.2	Unfit for purpose
The court at Ballan Primary School was not assessed but is understood to be suitable for netball training but not adult competition.				
<b>Bacchus Marsh and surrounds</b>				
Bacchus Marsh Leisure Centre courts	3.2	Attention required (major)	3.2	Attention required (major)
Darley Park multi use courts	2.4	Attention required (minor)	2.4	Attention required (minor)
Maddingley Park tennis / netball courts	2.1	Attention required (minor)	2.1	Attention required (minor)

**Table G5b: overall Suitability Assessment findings for netball courts**

Note, the decommissioned netball courts at Darley Park have been excluded from the assessment as they are no longer in use for netball.

TENNIS	Fitness for purpose			
	Score - Now	Classification - Now	Score - Future	Classification - Future
Small towns and rural areas				
Balliang Recreation Reserve tennis courts	Full assessment not conducted but surface(s) known to be unplayable			
Beremboke Recreation Reserve	Full assessment not conducted but surface(s) known to be unplayable			
Blackwood Recreation Reserve tennis courts	2.2	Attention required (minor)	2.2	Attention required (minor)
Bungaree Recreation Reserve multi use courts	1.3	Fit for purpose	1.3	Fit for purpose
Clarendon Recreation Reserve tennis courts	Full assessment not conducted but surface(s) known to be unplayable			
Dunnstown Recreation Reserve multi use courts	1.0	Fit for purpose	1.0	Fit for purpose
Elaine Recreation Reserve tennis courts	1.2	Fit for purpose	1.2	Fit for purpose
Gordon Public Park tennis courts	3.0	Attention required (major)	3.0	Attention required (major)
Greendale Recreation Reserve tennis courts	1.0	Fit for purpose	1.0	Fit for purpose
Mount Egerton Recreation Reserve tennis courts	Full assessment not conducted but surface(s) known to be unplayable			
Navigators Recreation Reserve tennis courts	1.2	Fit for purpose	1.2	Fit for purpose
Wallace Recreation Reserve multi use courts	1.0	Fit for purpose	1.0	Fit for purpose
Yendon Recreation Reserve tennis courts	Full assessment not conducted but surface(s) known to be unplayable			
Ballan				
Ballan Recreation Reserve multi-use courts	2.7	Attention required (minor)	3.9	Attention required (major)
Bacchus Marsh and surrounds				
Bacchus Marsh Lawn Tennis Club courts	2.0	Attention required (minor)	2.0	Attention required (minor)
Darley Park multi use courts	1.3	Fit for purpose	1.3	Fit for purpose

Table G5c: overall Suitability Assessment findings for tennis courts

Note, the following courts in small towns and rural areas were not assessed as they were never intended for competition use:

- Bullarook Recreation Reserve tennis court (playable but non-competition)
- Millbrook Community Centre tennis courts (unplayable)
- Morrisons Recreation Reserve tennis courts (unplayable)
- Myrniong Recreation Reserve tennis courts (playable but non-competition)

### **Findings of the Suitability Assessment: pavilion, clubrooms and shelters**

*Detailed Building Condition audit and Fitness for Purpose assessment data may be requested directly from Moorabool Shire Council. Summary results are provided through **Table G6** (below).*

Where courts are located with sports pavilions, fitness for purpose assessments for those pavilions are reported here. However, where no pavilions are present, the fitness for purpose of sports shelters has been assessed.

#### Small towns and rural areas:

Other than the Bungaree Recreation Reserve sports pavilion, all pavilions and shelters in small towns and rural areas need at least minor works to improve their fitness for purpose. The facilities needing the most attention are:

- The Elaine Recreation Reserve tennis clubrooms are generally fit for purpose but were assessed as 'Attention Required (major)' due primarily to the poor state of the public toilets that club players must use.
- The Navigators Recreation Reserve tennis shelter was assessed as 'Unfit for purpose' due to its very basic construction and fit out and the poor state of the public toilets that club players must use. It should be noted that the on-site Navigators Community Centre does serve as club rooms.

#### Ballan:

- The Ballan Recreation Reserve sports pavilion was not assessed for either building condition or fitness for purpose. The facility is understood to have various condition and fitness for purpose issues that will be addressed through redevelopment of the pavilion in the next 1-2 years.

#### Bacchus Marsh and Surrounds:

- The Darley Park sports pavilion was assessed as 'Attention required (major)', largely due to issues concerning players change rooms and amenities for football and cricket.
- There is only a single small netball change room.

Name	Building condition	Fitness for purpose			
		Score - Now	Classification - Now	Score - Future	Classification - Future
Small towns and rural areas					
Bungaree Recreation Reserve community centre and pavilion.	Non-Council; not assessed	Not assessed but understood to be generally fit for purpose.			
Dunnstown Recreation Reserve tennis clubrooms	• All components good	2.6	Attention required (minor)	2.6	Attention required (minor)
Elaine Recreation Reserve tennis clubrooms	• Most components good • Fair: Wall finishes	3.1	Attention required (major)	3.5	Attention required (major)
Navigators Recreation Reserve tennis shelter	• Most components good • Fair: super structure, substructure, wall finishes	4.0	Unfit for purpose	4.0	Unfit for purpose
Wallace Recreation Reserve football/cricket pavilion	• All components good	2.4	Attention required (minor)	2.4	Attention required (minor)
Ballan					
The Ballan Recreation Reserve sports pavilion is non-Council and was not assessed					
Bacchus Marsh and Surrounds					
Maddingley Park - Bacchus Marsh Netball Club shelter	• All components good	1.6	Fit for purpose	1.6	Fit for purpose
Darley Park sports pavilion	Non-Council; not assessed	3.0	Attention required (major)	3.0	Attention required (major)

**Table G6: overall Suitability Assessment findings for Council-owned pavilions, clubrooms and shelters**

Facilities not listed in the table above were not assessed for either building condition or fitness for purpose.



## Attachment H

<b>Use Group:</b>	Sport and recreation
<b>Use(s):</b>	H. Lawn bowls

### Go to:

[Existing infrastructure](#)

[Quantity Assessment finding](#)

[Utilisation Assessment findings](#)

[Travel Accessibility Assessment findings](#)

[Suitability Assessment findings](#)

*Summaries of the key findings from this assessment are provided in the main Community Infrastructure Needs Analysis Key Findings & Recommendations report.*

*Detailed assessment results are provided in Part B to this report. Where available, Building Condition audits and Fitness for Purpose assessments that have informed the Suitability Assessment may be requested directly from Moorabool Shire Council.*

### Definition(s):

#### Lawn bowls:

Grass or synthetic green laid and marked out for the playing of lawn bowls.

## Notes

### *Revision and update of the Quantity Standards*

The Quantity Standards are directly informed by the current levels of public use that existing facilities receive and the findings of the *Recreation and Leisure Strategy (2015)*.

## Existing infrastructure

The following facilities within Moorabool Shire were recorded through the Community Infrastructure Audit and assessed for this report:

Lawn bowls facilities	Managed and maintained by	# greens
Avenue Bowling Club	Private owner and operator	2
Bacchus Marsh Bowling Club	Private owner and operator	2
Ballan Bowling Club	Private owner and operator	1
Bungaree Recreation Reserve	Private owner and operator	1

**Table H1: Existing infrastructure (within Moorabool Shire)**

To inform the Travel Accessibility Assessment, the following facilities outside of but within 20 minutes' drive of towns within the Shire, were also recorded and mapped:

Lawn bowls facilities	# greens
Alfredton Recreation Reserve Alfredton, Alfredton	2
Ballarat Memorial Sports Bowling Club, Alfredton	1
Ballarat North Bowling Club, Soldiers Hill	2
Buninyong Bowls green, Buninyong	2
City Oval Bowling Club, Lake Gardens	3
Prince of Wales Park, Lake Gardens	1
Sebastopol Bowling Club, Sebastopol	3
Victoria Bowling Club Inc, Ballarat East	1

**Table H2: Existing infrastructure (outside of Moorabool Shire)**

A private bowling green at Underbank Boulevard in Bacchus Marsh is not accessible to the public and has been excluded from the assessment.

## Quantity Assessment findings

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### Purpose

*A strategic assessment to determine whether there are enough facilities in relation to population size.*

The Quantity Assessment determines whether there is currently a suitable and sufficient quantity of services or facilities to meet the needs of the population of an area. It seeks to identify any under or over-provision that exists now and, using Council's population forecasts, may exist in the future.

### *Note regarding notation:*

- *The needs analyses generally uses whole integers when referring to undersupply or oversupply. This is because it is often not possible in reality to provide fractions of facilities. Demand for 0.5 of a facility or greater has been rounded up to a figure of '1'.*
- *Figures that refer to an undersupply are prefixed with '-' and oversupply prefixed with '+'.*
- *The name 'Bacchus Marsh and Surrounds' refers to the urban areas of Darley, Bacchus Marsh and Maddingley.*

### The Quantity Standard: Lawn bowls

#### Standard

used: *1 green per 10,000 persons (Total population)  
Population trigger<sup>1</sup>: 1,000 persons within a 20 minute drive*

Rationale: *1:10,000 ratio used by 2015 Rec & Leisure Strategy is appropriate as supports the current situation, that Bacchus Marsh, Ballan and rural areas have an adequate supply of greens that each have capacity for more use.*

### Findings of the Quantity Assessment

*Detailed results of the gap analysis comparing the audit of existing supply with the Quantity Standards are provided in Part B to this report.*

#### Small towns and rural areas:

- The green at Bungaree Recreation Reserve is the only one within small towns and rural areas.
- The Quantity Standard of 1 green per 10,000 people suggests that the 1 green is adequate from a quantity perspective to serve all rural areas. However, due to travel distances, the reality is that the Bungaree green only serves communities in the central Rural West. For this reason, the results of the Quantity Assessment for small towns and rural areas should largely be ignored in favour of the results of the Travel Accessibility Assessment.
- When modelled together, the wider 'Ballan and the Rural West' is adequately served by the green at Bungaree and the green at Ballan, which have capacity to 2041 and beyond. Note, however, the above comment about travel distances.
- When modelled together the 'Bacchus Marsh and the Rural East' area is adequately provided by the 4 existing greens, which will be sufficient up to 2041 and beyond. Note, however, the above comment about travel distances.

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<sup>1</sup> minimum cohort population required to trigger need for a facility

Ballan:

- Comparison with the Quantity Standard suggest the 1 green at Ballan Recreation Reserve will be adequate to meet demand up to 2041.

Bacchus Marsh and Surrounds:

- Bacchus Marsh and Surrounds<sup>4</sup> currently has an over-supply of 2 greens which will be sufficient to meet demand up to 2041 and beyond.

## Utilisation Assessment findings

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### **Purpose**

*Facility-specific assessments that determine whether services and facilities have adequate capacity to meet community demand.*

The Utilisation Assessment examines the current level of use of facilities and determines whether or not they have capacity to accommodate existing and/or increased use.

### **Findings of the Utilisation Assessment**

Utilisation data for lawn bowls facilities was not sought from the private operators. Anecdotally it is understood that all greens have sufficient capacity to meet current demand. Council is not aware of any shortfalls in the quantity or capacity of any of the bowls clubs.

Should any concerns regarding the number, capacity or utilisation of lawn bowls facilities arise in future it is recommended to conduct a proper utilisation assessment.

## Travel Accessibility Assessment findings

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### Purpose

*A strategic assessment to determine whether people can travel to services and facilities within a reasonable journey time.*

The Travel Accessibility Assessment examines the geographic distribution of existing facilities and their relationship to public transport (train station and bus stops) and car parking. It assesses whether facilities are accessible within a reasonable journey distance or time from where people live and identifies any significant spatial gaps in provision.

### The Travel Standards

#### Standards

used:

- Settlements of population less than 500: 20 minute drive*
- Settlements of population between 500 and 2,000: 15 minute drive*
- Settlements of population more than 2,000: 10 minute drive*
- Population trigger<sup>2</sup>: 1,000 total population within a 20 minute drive*

#### Rationale:

*The Travel Standards have been informed by various factors:*

- *The geographic distribution of existing facilities and their distance from people.*
- *Minimum populations required to support viable services and facilities.*
- *Council and other service providers' financial ability to deliver and maintain a network of services and facilities.*

The above Travel Standard are the same for other sports facilities (cricket, football and soccer ovals and tennis and netball courts).

### Findings of the Travel Accessibility Assessment

*Detailed results of the Travel Accessibility Assessment are provided in Part B to this report. Summary results are shown in **Table H3** and **Map H1** below.*

#### Small towns and rural areas:

Table H3 below provides tabular results of the assessment for each of the 22 small towns and rural areas; the same results are shown on Map H1.

- The green at Bungaree Recreation Reserve is the only one within small towns and rural areas. There are no greens within the Rural East.
- Most towns across the Rural West are within the Travel Standard from the greens at Bungaree, Ballan and Ballarat.
- Morrisons is the only small town that does not have a green within its Travel Standard, although Ballan Bowling Club is only 4 minutes beyond the Standard. Mt Wallace has only the 1 green at Bungaree within 20 minutes drive.

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<sup>2</sup> Minimum population required to support a viable service / facility.

Ballan:

- Ballan meets its Travel Standard due to the green at Ballan Recreation Reserve.

*Note: at present, Bacchus Marsh is the only settlement assessed as an urban area. As the population of Ballan grows, it may be appropriate to also apply the urban assessment to Ballan.*

Bacchus Marsh and Surrounds:

- The 4 greens at Bacchus Marsh Bowling Club and Avenue Bowling Club are clustered in the east of Bacchus Marsh. However, all parts of the urban area other than the far north of Darley are within the '10 minute drive' Travel Standard.

*Gap analysis results (Travel Accessibility Assessment) - maps*

The following maps are provided in Part B to this report ('Detailed assessment data'):

**Map H1: Travel Accessibility Assessment results for 'Lawn bowls'**

	Population within range <sup>3</sup>	Travel Standard	Standard met/failed	Actual journey time to 2 nearest facilities (as measured)	Comments
<b>Balliang</b>	<100	20 minute drive	✓	20 minutes: Avenue Bowling Club 20 minutes: Bacchus Marsh Bowling Club	All 4 greens in Bacchus Marsh are just within the Travel Standard
<b>Balliang East</b>	100-200	20 minute drive	✓	13 minutes: Avenue Bowling Club 13 minutes: Bacchus Marsh Bowling Club	All 4 greens in Bacchus Marsh are within the Travel Standard
<b>Barkstead</b>	<100	20 minute drive	✓	15 minutes: Bungaree Recreation Reserve 22 minutes: Ballan Bowling Club	2 Moorabool greens within Travel Standard in addition to Victoria Bowling Club in Ballarat
<b>Blackwood</b>	200-500	20 minute drive	✓	20 minutes: Ballan Bowling Club 26 minutes: Bacchus Marsh Bowling Club	Ballan is just within the travel Standard
<b>Bungaree</b>	100-200	20 minute drive	✓	1 minutes: Bungaree Recreation Reserve 9 minutes: Victoria Bowling Club, Ballarat	1 Moorabool green within Travel Standard plus several greens in Ballarat. Ballan Bowling Club is 16 minutes.
<b>Clarendon</b>	100-200	20 minute drive	✓	9 minutes: Buninyong Bowls green 16 minutes: Sebastopol Bowling Club	2 non-Moorabool facilities within Travel Standards. Closest Moorabool green is Ballan Bowling Club (28 minutes)
<b>Dales Creek</b>	200-500	20 minute drive	✓	16 minutes: Ballan Bowling Club 22 minutes: Bacchus Marsh Bowling Club	Ballan is within Travel Standard and Bacchus Marsh is only 2 minutes beyond.
<b>Dunnstown</b>	200-500	20 minute drive	✓	5 minutes: Bungaree Recreation Reserve 13 minutes: Victoria Bowling Club, Ballarat	Several Moorabool and non-Moorabool facilities within the Travel Standard.
<b>Elaine</b>	<100	20 minute drive	✓	17 minutes: Buninyong Bowls green 24 minutes: Sebastopol Bowling Club	2 non-Moorabool facilities within Travel Standards. Closest Moorabool green is Bungaree Recreation Reserve (27 minutes)
<b>Gordon</b>	500-2000	15 minute drive	✓	10 minutes: Ballan Bowling Club 10 minutes: Bungaree Recreation Reserve	2 Moorabool greens plus 3 Ballarat greens within Travel Standard
<b>Greendale</b>	500-2000	15 minute drive	✓	12 minutes: Ballan Bowling Club 18 minutes: Bacchus Marsh Bowling Club	Ballan, Bacchus Marsh and Avenue Bowling Club are all within Travel Standard
<b>Hopetoun Park</b>	500-2000	15 minute drive	✓	7 minutes: Avenue Bowling Club 7 minutes: Bacchus Marsh Bowling Club	All 4 greens in Bacchus Marsh are within the Travel Standard

<sup>3</sup> Travel Standards have been assigned to small towns according to population ranges. As larger populations can support a wider range of services and facilities, travel distance / time standards are generally less (i.e. better) for larger settlements. For more information regarding this methodology refer to the Moorabool Community Infrastructure Planning Process on Council's website.

	Population within range <sup>3</sup>	Travel Standard	Standard met/failed	Actual journey time to 2 nearest facilities (as measured)	Comments
<b>Korweinguboora</b>	200-500	20 minute drive	✓	15 minutes: Ballan Bowling Club 17 minutes: Bungaree Recreation Reserve	2 greens at Ballan and Bungaree within Travel Standard.
<b>Lal Lal</b>	200-500	20 minute drive	✓	12 minutes: Buninyong Bowls green 15 minutes: Bungaree Recreation Reserve	Bungaree Rec Reserve plus several Ballarat greens within Travel Standard.
<b>Morrison's</b>	<100	20 minute drive	✗	24 minutes: Ballan Bowling Club 25 minutes: Buninyong Bowls green	No greens within Travel Standard through Ballan is only 4 minutes beyond.
<b>Mt Egerton</b>	200-500	20 minute drive	✓	11 minutes: Ballan Bowling Club 12 minutes: Bungaree Recreation Reserve	Greens at Ballan, Bungaree and Buninyong within the Travel Standard.
<b>Mt Wallace</b>	<100	20 minute drive	✓	14 minutes: Ballan Bowling Club 26 minutes: Bungaree Recreation Reserve	Ballan is the only green within the Travel Standard
<b>Myrniong</b>	200-500	20 minute drive	✓	10 minutes: Ballan Bowling Club 13 minutes: Bacchus Marsh Bowling Club	All 4 greens within Bacchus Marsh and the green at Ballan are within the Travel Standard
<b>Navigators</b>	200-500	20 minute drive	✓	7 minutes: Victoria Bowling Club 9 minutes: Buninyong Bowls green	Closest greens are non-Moorabool but Bungaree is also within Travel Standard (11 minutes)
<b>Wallace</b>	200-500	20 minute drive	✓	4 minutes: Bungaree Recreation Reserve 12 minutes: Victoria Bowling Club	Bungaree, Ballan and Ballarat greens within Travel Standard
<b>Yendon</b>	200-500	20 minute drive	✓	7 minutes: Buninyong Bowls green 11 minutes: Bungaree Recreation Reserve	Greens at Bungaree and Ballarat are within Travel Standard.

**Table H3: results of the Travel Accessibility Assessment for small towns**

- ✓ Travel Standard met,
- ✗ Travel Standard failed



## Suitability Assessment findings

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### **Purpose**

*Facility-specific assessments that determine whether facilities are fit for their purpose and in adequate physical condition.*

The Suitability Assessment seeks to determine how suitable facilities are in terms of supporting the services or community activities delivered through them.

### **Findings of the Suitability Assessment**

None of the bowling greens within the Shire are owned or operated by Moorabool Shire Council. As such, Suitability Assessments were not conducted.

If Council is requested to contribute financially to improvements at any bowling greens or club facilities, it is strongly recommended that Fitness for Purpose Assessments be conducted prior to deciding on Council investment.

## Attachment I

<b>Use Group:</b>	Sport and recreation
<b>Use(s):</b>	I. Swimming pools & aquatic centres

### Go to:

[Existing infrastructure](#)

[Quantity Assessment finding](#)

[Utilisation Assessment findings](#)

[Travel Accessibility Assessment findings](#)

[Suitability Assessment findings](#)

*Summaries of the key findings from this assessment are provided in the main Community Infrastructure Needs Analysis Key Findings & Recommendations report.*

*Detailed assessment results are provided in Part B to this report. Where available, Building Condition audits and Fitness for Purpose assessments that have informed the Suitability Assessment may be requested directly from Moorabool Shire Council.*

### Definition(s):

#### Aquatic centre:

An indoor facility providing water-based recreation facilities such as swimming pools and water play facilities, typically also providing other indoor recreation facilities such as soft play, gymnasium and indoor fitness.

#### Swimming pool (indoor):

An indoor pool of at least 25m length, suitable for lane swimming.

#### Swimming pool (outdoor):

An outdoor pool of at least 25m length, suitable for lane swimming.

## Notes

### *Revision and update of the Quantity Standards*

The Quantity Standards are directly informed by the current levels of public use that existing facilities receive and the findings of the *Review of timing of the proposed Bacchus Marsh Indoor Aquatic Centre (2018)*.

## Existing infrastructure

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The following facilities within Moorabool Shire were recorded through the Community Infrastructure Audit and assessed for this report:

Lawn bowls facilities	Managed and maintained by
Ballan Outdoor swimming pool	Council
Bacchus Marsh outdoor swimming pool	Council
Ballan & District Health and Care hydrotherapy pool	Ballan & District Health and Care
Paul Sadler Swimland, Bacchus Marsh	Private

**Table I1: Existing infrastructure (within Moorabool Shire)**

To inform the Travel Accessibility Assessment, the following facilities outside of but within 20 minutes' drive of towns within the Shire, were also recorded and mapped:

Lawn bowls facilities
Ballarat Aquatic Centre, Lake Garden
Black Hill Swimming Pool
Brown Hill Swimming Pool
Buninyong Swimming Pool
Eureka Swimming Pool
Melton Waves Aquatic Centre, Melton

**Table I2: Existing infrastructure (outside of Moorabool Shire)**

## Quantity Assessment findings

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### Purpose

*A strategic assessment to determine whether there are enough facilities in relation to population size.*

The Quantity Assessment determines whether there is currently a suitable and sufficient quantity of services or facilities to meet the needs of the population of an area. It seeks to identify any under or over-provision that exists now and, using Council's population forecasts, may exist in the future.

### *Note regarding notation:*

- *The needs analyses generally uses whole integers when referring to undersupply or oversupply. This is because it is often not possible in reality to provide fractions of facilities. Demand for 0.5 of a facility or greater has been rounded up to a figure of '1'.*
- *Figures that refer to an undersupply are prefixed with '-' and oversupply prefixed with '+'.*
- *The name 'Bacchus Marsh and Surrounds' refers to the urban areas of Darley, Bacchus Marsh and Maddingley.*

### The Quantity Standard

#### *Swimming pool (indoor)*

##### Standard

used: *1 pool per 50,000 persons (Total population)  
Population trigger<sup>1</sup>: 40,000 persons within a 30 minute drive*

Rationale: *Previous studies into the financial viability of an indoor aquatic centre in Moorabool Shire have examined the cost of delivering and maintaining such facilities and the levels of utilisation and income required to support them. A population of 40,000 within driving distance (30 minutes) of an aquatic centre is deemed the minimum. A population of 50,000 would best support an aquatic centre.*

#### *Swimming pool (outdoor)*

##### Standard

used: *1 pool per 30,000 persons (Total population)  
Population trigger: 30,000 persons within a 20 minute drive*

Rationale: *Existing pools have substantial capacity to accommodate more public use. Bacchus Marsh pool provides for existing population of Bacchus Marsh and the east of the Shire and is deemed to have sufficient capacity to service an additional population 10,000 people.*

### Findings of the Quantity Assessment

*Detailed results of the gap analysis comparing the audit of existing supply with the Quantity Standards are provided in Part B to this report.*

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<sup>1</sup> minimum cohort population required to trigger need for a facility

#### Small towns and rural areas:

- Alone, the dispersed populations across the rural areas of Moorabool are too small to support indoor or outdoor swimming pools. Only in addition to the larger population of Ballan and Bacchus Marsh can aquatic facilities be supported.

#### Ballan:

- The 1 outdoor pool in Ballan is sufficient to meet demand of the current and forecast population of Ballan by 2041 but will be insufficient to support an indoor pool.

#### Bacchus Marsh and Surrounds:

- The Travel Standards for an indoor pool cover the areas of Bacchus Marsh and Surrounds, Rural East, Ballan and some parts of the Rural West. Together these areas will reach the minimum population trigger of 40,000 people around the year 2031. By 2041 this population will be approximately 46,000<sup>2</sup>.
- Around the year 2025 the population of the Bacchus Marsh and Surrounds and Rural East areas will exceed the 30,000 Quantity Standard for an outdoor pool, suggesting that this is the time Council should consider planning for a 2<sup>nd</sup> pool in Bacchus Marsh or an indoor pool to replace the outdoor pool.

### Utilisation Assessment findings

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#### **Purpose**

*Facility-specific assessments that determine whether services and facilities have adequate capacity to meet community demand.*

The Utilisation Assessment examines the current level of use of facilities and determines whether or not they have capacity to accommodate existing and/or increased use.

#### **Findings of the Utilisation Assessment**

The only utilisation data that exists for pools in Moorabool Shire is for the Ballan and Bacchus Marsh outdoor pools. Being subject to warm weather conditions, usage of both pools is highly seasonal. While summer usage of both pools is sufficient to warrant their continued provision from a community demand perspective, income from public use does not nearly cover the high maintenance and operational costs. As such, future decision-making with regard to upgrade or replacement of pools must seek to either reduce costs or increase income to remain viable.

Utilisation data for the outdoor pools cannot be used as a measure of demand or likely utilisation of a new indoor pool or aquatic centre, given the very different appeal and seasonal nature of outdoor vs indoor pools. A full utilisation assessment of pools has therefore not been conducted.

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<sup>2</sup> A 30 minute driving catchment from Bacchus Marsh also covers Melton. However, Melton residents already have access to Melton Waves aquatic centre and will be within driving distance of future aquatic centres at Plumpton and Caroline Springs. As the potential year-on-year cost to Moorabool Shire Council resulting from under-use of a new aquatic centre would be very high, it is considered prudent to discount the Melton population from the assumed population catchment.

## Travel Accessibility Assessment findings

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### Purpose

*A strategic assessment to determine whether people can travel to services and facilities within a reasonable journey time.*

The Travel Accessibility Assessment examines the geographic distribution of existing facilities and their relationship to public transport (train station and bus stops) and car parking. It assesses whether facilities are accessible within a reasonable journey distance or time from where people live and identifies any significant spatial gaps in provision.

### The Travel Standards

#### *Swimming pool (indoor)*

##### Standards

used:      *Settlements of population less than 2,000: 30 minute drive*  
              *Settlements of population more than 2,000: 20 minute drive*  
              *Population trigger<sup>3</sup>: 40,000 total population within 30 minute drive*

#### *Swimming pool (outdoor)*

##### Standards

used:      *Settlements of population less than 500: 30 minute drive*  
              *Settlements of population between 500 and 2,000: 20 minute drive*  
              *Settlements of more than 2,000: 15 minute drive*  
              *Population trigger: 30,000 total population within 20 minute drive*

##### Rationale:

*The Travel Standards have been informed by various factors:*

- *The geographic distribution of existing facilities and their distance from people.*
- *Minimum populations required to support viable services and facilities.*
- *Council and other service providers' financial ability to deliver and maintain a network of services and facilities.*

The Travel Standards for indoor and outdoor pools are for quite long journeys compared with other service and facility types. This reflects the large expense of constructing, maintaining and operating pools, the large population catchment that a pool can serve, and the typical journeys people are willing to undertake.

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<sup>3</sup> Minimum population required to support a viable service / facility.

## Findings of the Travel Accessibility Assessment

Detailed results of the Travel Accessibility Assessment are provided in Part B to this report. Summary results are shown in **Table I3** and **Maps I1 and I2** below.

### Small towns and rural areas:

Table I3 below provides tabular results of the assessment for each of the 22 small towns and rural areas; the same results are shown on Maps I1 and I2.

- All small towns have 1 outdoor pool within their respective Travel Standards.
- Towns in the west of the Shire rely on their access to the various pools in Ballarat, towns in the far north of the Shire may access either Ballan or Trentham outdoor pools, and towns east of Ballan are closest to Melton Waves.
- Only 5 small towns do not have access to an indoor pool within the Travel Standards:
  - Blackwood
  - Elaine
  - Korweinguboorra
  - Morrisons
  - Mount Wallace

### Ballan:

- Ballan does not have an indoor pool within the 20 minute drive time standard, the closest pool being Melton waves at 25 minutes.

*Note: at present, Bacchus Marsh is the only settlement assessed as an urban area. As the population of Ballan grows, it may be appropriate to also apply the urban assessment to Ballan.*

### Bacchus Marsh and Surrounds:

- All of Bacchus Marsh and Surrounds has access to indoor and outdoor pools within the Travel Standard, other than the far north of Darley which is beyond 15 minutes of the outdoor pool.

### *Gap analysis results (Travel Accessibility Assessment) - maps*

The following maps are provided in Part B to this report ('Detailed assessment data'):

**Map I1: Travel Accessibility Assessment results for 'Swimming pool (indoor)'**

**Map I2: Travel Accessibility Assessment results for 'Swimming pool (outdoor)'**

	Population within range <sup>4</sup>	Standard met/failed		Actual journey time to:		Comments
		Indoor pool	Outdoor pool	Indoor pool	Outdoor pool	
Balliang	<100	✓	✓	30 minutes: Melton Waves	19 minutes: Bacchus Marsh	
Balliang East	100-200	✓	✓	22 minutes: Melton Waves	13 minutes: Bacchus Marsh	
Barkstead	<100	✓	✓	28 minutes: Ballarat Aquatic Centre	20 minutes: Brown Hill	
Blackwood	200-500	✗	✓	33 minutes: Melton Waves	11 minutes: Trentham	Melton Waves is only 3 minutes beyond the Standard
Bungaree	100-200	✓	✓	16 minutes: Ballarat Aquatic Centre	9 minutes: Brown Hill	
Clarendon	100-200	✓	✓	22 minutes: Ballarat Aquatic Centre	9 minutes: Buninyong	
Dales Creek	200-500	✓	✓	29 minutes: Melton Waves	15 minutes: Ballan	
Dunnstown	200-500	✓	✓	15 minutes: Ballarat Aquatic Centre	8 minutes: Brown Hill	
Elaine	<100	✗	✓	31 minutes: Ballarat Aquatic Centre	17 minutes: Buninyong	Ballarat Aquatic Centre is only 1 minute beyond the Standard
Gordon	500-2000	✓	✓	24 minutes: Ballarat Aquatic Centre	11 minutes: Ballan	
Greendale	500-2000	✓	✓	24 minutes: Ballarat Aquatic Centre	12 minutes: Ballan	
Hopetoun Park	500-2000	✓	✓	9 minutes: Melton Waves	10 minutes: Bacchus Marsh	
Korweinguboora	200-500	✗	✓	31 minutes: Ballarat Aquatic Centre	16 minutes: Ballan	Ballarat Aquatic Centre is only 1 minute beyond the Standard
Lal Lal	200-500	✓	✓	22 minutes: Ballarat Aquatic Centre	12 minutes: Buninyong	
Morrison's	<100	✗	✓	39 minutes: Ballarat Aquatic Centre	25 minutes: Ballan	Ballarat Aquatic Centre is 9 minutes beyond the Standard

<sup>4</sup> Travel Standards have been assigned to small towns according to population ranges. As larger populations can support a wider range of services and facilities, travel distance / time standards are generally less (i.e. better) for larger settlements. For more information regarding this methodology refer to the Moorabool Community Infrastructure Planning Process on Council's website.



	Population within range <sup>4</sup>	Standard met/failed		Actual journey time to:		Comments
		Indoor pool	Outdoor pool	Indoor pool	Outdoor pool	
<b>Mt Egerton</b>	200-500	✓	✓	28 minutes: Ballarat Aquatic Centre	12 minutes: Ballan	
<b>Mt Wallace</b>	<100	✗	✓	38 minutes: Melton Waves	14 minutes: Ballan	Melton Waves is 8 minutes beyond the Standard
<b>Myrniong</b>	200-500	✓	✓	19 minutes: Melton Waves	10 minutes: Ballan	
<b>Navigators</b>	200-500	✓	✓	13 minutes: Ballarat Aquatic Centre	7 minutes: Eureka	
<b>Wallace</b>	200-500	✓	✓	19 minutes: Ballarat Aquatic Centre	12 minutes: Brown Hill	
<b>Yendon</b>	200-500	✓	✓	18 minutes: Ballarat Aquatic Centre	7 minutes: Buninyong	

**Table I3: results of the Travel Accessibility Assessment for small towns**

- ✓ Travel Standard met,
- ✗ Travel Standard failed

## Suitability Assessment findings

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### Purpose

*Facility-specific assessments that determine whether facilities are fit for their purpose and in adequate physical condition.*

The Suitability Assessment seeks to determine how suitable facilities are in terms of supporting the services or community activities delivered through them.

### Findings of the Suitability Assessment

*Detailed Building Condition audit and Fitness for Purpose assessment data may be requested directly from Moorabool Shire Council. Summary results are provided through **Table I4** below.*

#### Small towns and rural areas:

*No pools in small towns or rural areas*

#### Ballan:

Buildings on site are in generally good condition and fit for purpose. Issues affecting the pools and staff areas include:

- Main pool not accessible for disabled people
- Toddler pool is prone to cracks in the fibre glass
- Limited staff space and lack of kitchen or staff amenities

Users walking to the pool must cross Simpson St / Blackwood St which can be a fast road.

#### Bacchus Marsh and Surrounds:

An aged facility that has reduced visual appeal:

- Main pool and kiosk not accessible for disabled people
- Toddler pool is prone to cracks in the fibre glass
- Change rooms have dim lighting and floor in need of replacement

The main pool is an uncommon length (37m) and overly deep at both ends.

Name	Building condition	Fitness for purpose			
		Score - Now	Classification - Now	Score - Future	Classification - Future
Small towns and rural areas					
no facilities	n/a				
Ballan					
Ballan outdoor pool	<ul style="list-style-type: none"><li>Buildings in good to fair condition</li><li>Main pool not disability accessible</li></ul>	3.0	Attention required (major)	3.3	Attention required (major)
Bacchus Marsh and Surrounds					
Bacchus Marsh outdoor pool	<ul style="list-style-type: none"><li>Buildings in fair condition</li><li>Main pool and kiosk not disability accessible</li><li>Toddler pool ‘shell’ in poor condition</li></ul>	3.0	Attention required (major)	3.3	Attention required (major)

Table I4: overall Suitability Assessment findings

## Attachment J

<b>Use Group:</b>	Aged and Disability
<b>Use(s):</b>	J. Centre-based meals

### Go to:

[Existing infrastructure](#)

[Quantity Assessment finding](#)

[Utilisation Assessment findings](#)

[Travel Accessibility Assessment findings](#)

[Suitability Assessment findings](#)

*Summaries of the key findings from this assessment are provided in the main Community Infrastructure Needs Analysis Key Findings & Recommendations report.*

*Detailed assessment results are provided in Part B to this report. Where available, Building Condition audits and Fitness for Purpose assessments that have informed the Suitability Assessment may be requested directly from Moorabool Shire Council.*

### Definition(s):

#### Centre-based meals:

Nutritious meals funded by the Commonwealth Home Support Programme (CHSP), prepared at or delivered to a facility (such as a community centre or senior citizens club) and eaten in a social setting. Meals are provided to people in the CHSP target population who are at nutritional risk or who have decreased capacity to prepare their own meals. In-centre meals also provide a social setting for interaction between clients and monitoring by service professionals.

#### Delivered meals ('meals on wheels'):

Nutritious meals funded by the Commonwealth Home Support Programme (CHSP), prepared and delivered to the client's home. Meals are provided to people in the CHSP target population who are at nutritional risk or who have decreased capacity to prepare their own meals. Additional benefits include the opportunity for informal health monitoring of and social interaction with clients while delivering the meal.

## Notes

### *Revision and update of the Quantity Standards*

The Quantity Standards are directly informed by the current levels of public use that existing facilities receive. This is because Council cannot reasonably determine Quantity Standards without first understanding how well, or how poorly, existing facilities are used.

The current Quantity Standards for *Centre-based meals* have been informed by the findings of the Utilisation Assessment. If utilisation rates change in future, the Quantity Standards should be revised to reflect that change.

### Existing infrastructure

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The following facilities within Moorabool Shire currently support centre-based meals services:

Service	Owner & operator	Meals served per week
Andy Arnold Centre & Quamby Room, Bacchus Marsh	Moorabool Shire Council	55
Ballan Senior Citizens Centre	Moorabool Shire Council	44

**Table J1: Existing infrastructure**

## Quantity Assessment findings

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### Purpose

*A strategic assessment to determine whether there are enough facilities in relation to population size.*

The Quantity Assessment determines whether there is currently a suitable and sufficient quantity of services or facilities to meet the needs of the population of an area. It seeks to identify any under or over-provision that exists now and, using Council's population forecasts, may exist in the future.

### *Note regarding notation:*

- *The name 'Bacchus Marsh and Surrounds' refers to the urban areas of Darley, Bacchus Marsh and Maddingley.*

### The Quantity Standard: Centre-based meals

*It is not necessary to develop a Quantity Standard for centre-based meals. This is because meals services do not require dedicated facilities; they are one of the many uses that can be provided through multipurpose community facilities, if those facilities are designed to be age-friendly<sup>1</sup>. Many existing facilities in small towns across the Shire are in fact already suitable for the provision of meals but are not used as such due to clients instead being services via delivered meals ('meals on wheels').*

*There is a move within local government towards community facilities that are multipurpose and suitable for use by a wide range of users. Moorabool Shire Council adopted such principles through the Community Infrastructure Planning Policy and Principles (2017).*

*This assessment therefore treats centre-based meals as an activity that should be supported by multipurpose community rooms and venues. For more information refer to the needs assessment for 'Multipurpose community rooms and venues'.*

### Findings of the Quantity Assessment

Centre-based meals are currently only provided through the Ballan Senior Citizens Centre and the Quamby Room in Bacchus Marsh. Other community facilities in small towns are suitable for the provision of meals and have done so in the past. However, the services at these other facilities have not continued due primarily to funding constraints.

In locations where clients do not have easy access to a facility providing meals in-centre, Council funds a delivered meals program. However, delivered meals do not provide the same opportunities for clients to interact socially with others, which can be key to maintaining good health and wellbeing.

As noted above, there is too little data to develop a meaningful Quantity Standard. Instead, the following assumptions should inform council's community infrastructure planning:

- The proportion of people aged 65 years and over who create demand for centre-based meals and delivered meals is expected to decline or remain static into the future. This is due in part

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<sup>1</sup> [www.mav.asn.au/what-we-do/policy-advocacy/social-community/positive-ageing/age-friendly-cities-and-communities](http://www.mav.asn.au/what-we-do/policy-advocacy/social-community/positive-ageing/age-friendly-cities-and-communities)

to the emergence of a wider range of ready-made food options onto the market and a trend amongst ageing ‘baby boomers’ for seeking higher quality food option<sup>2</sup>. However, many clients who are unable to afford other options will still need to access meals through community facilities.

- Centre-based meals do not require dedicated facilities; rather they can operate through any facility that provides a suitable kitchen and dining space and is in a good location to service a population of sufficient size.

#### Small towns and rural areas:

- There are not currently any centre-based meals operating from facilities in small towns or rural areas. Typically, this is due to clients being dispersed across large geographic areas resulting in insufficient population residing within easy travel time of rural facilities. In addition, service providers are not sufficiently funded to deliver services in rural locations, instead providing delivered meals (‘meals on wheels’).
- Were the service ever to require the use of facilities in small towns and rural areas, some community halls are already suitable or could be made so through minor improvements (refer to the Suitability Assessment) whereas others may require more major upgrades, primarily to kitchens.
- Therefore, no new facilities are required, but upgrades to existing ones may be needed.

#### Ballan:

- The Ballan Senior Citizens group provides 44 meals per week, which equates to a rate of 1 meal per 14 people aged 65 and over. This rate is far higher than the Quamby Room in Bacchus Marsh which provides 55 meals per week, equivalent to 1 per 53 people<sup>3</sup>.
- If required to deliver more meals, the Ballan Senior Citizens Centre could meet an increase in demand. Alternatively, other venues such as the Ballan Recreation Reserve sports pavilion, Bowls Club pavilion, or Mechanics Institute Hall could also provide suitable facilities.
- Therefore, no new facilities are required, but upgrades to existing ones may be needed.

#### Bacchus Marsh and Surrounds:

- The Quamby Room provides the only centre-based meals service for the wider Bacchus Marsh and Surrounds area. It’s central location within the urban area means that clients can be transported from Darley and Maddingley but local facilities within both Darley and Maddingley would provide better accessibility.
- The Quamby Room has capacity to meet an increase in demand for centre-based meals and could continue to be the only facility servicing the wider Bacchus Marsh area. However, as increasing traffic congestion is likely to make north-south travel less convenient, it would be preferable to establish new centre-based meals services in Darley and Maddingley.
- Existing facilities in Darley and Maddingley should already be suitable for providing centre-based meals, such as sports pavilions and community venues. If they are not already suitable, upgrades may be required.
- Therefore, no new facilities are required, but upgrades to existing ones may be needed.

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<sup>2</sup> <https://mealsonwheels.org.au/wp-content/uploads/2016/03/MOW-Building-Towards-A-New-Social-Experiment-For-Our-Times.pdf>

<sup>3</sup> As the only facility providing centre-based meals to the wider Bacchus Marsh area, the ratio of 1 meal per 53 people is based on the population of the ‘Bacchus Marsh and Surrounds’ area.

## Utilisation Assessment findings

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### **Purpose**

*Facility-specific assessments that determine whether services and facilities have adequate capacity to meet community demand.*

The Utilisation Assessment examines the current level of use of facilities and determines whether or not they have capacity to accommodate existing and/or increased use.

### **The Utilisation Standard**

*As centre-based meals are one of many uses provided through multipurpose community facilities, it is not meaningful to develop a specific utilisation standard. Rather, utilisation of community rooms and venues is measured as the total hours of use of each facility for any activity. For more information in this regard, refer to the needs analysis for 'Multipurpose community rooms and venues'.*

### **Findings of the Utilisation Assessment**

Centre-based meals are one of the many uses that take place in the Ballan Seniors Citizens Centre and Quamby Room; as such, meals only represent a portion of their overall utilisation. Both facilities have capacity to provide more centre-based meals but that capacity is limited by other activities taking place such as seniors groups and general community bookings.

This assessment concludes that both the Ballan Seniors Citizens Centre and Quamby Room have the capacity to deliver more centre-based meals. While it is not possible at this stage to reliably quantify that capacity, is reasonable to assume both facilities would be able to double the number of meals per week above current provision.

Refer to the Utilisation Assessment for 'Multipurpose community rooms and venues'.



## Travel Accessibility Assessment findings

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### Purpose

*A strategic assessment to determine whether people can travel to services and facilities within a reasonable journey time.*

The Travel Accessibility Assessment examines the geographic distribution of existing facilities and their relationship to public transport (train station and bus stops) and car parking. It assesses whether facilities are accessible within a reasonable journey distance or time from where people live and identifies any significant spatial gaps in provision.

### The Travel Standard: Centre-based meals

#### Standards

used: *Population trigger: not set as dependent on client demand*  
*All settlements: 10 minute drive*

#### Rationale:

*Most centre-based meals clients are collected from their home by HACC-funded community transport; a smaller number arrive by private car or taxi. For those travelling by bus, it is highly desirable that journey times do not exceed 30 minutes each way. For this reason, the maximum Travel Standard is set as '10 minute drive', allowing for trebling of this time when collecting multiple clients.*

### Findings of the Travel Accessibility Assessment

*Detailed results of the Travel Accessibility Assessment are provided in Part B to this report. Summary results are shown in **Table J2** and **Map J1** below.*

#### Small towns and rural areas:

Table J2 below provides tabular results of the assessment for each of the 22 small towns and rural areas; the same results are shown on Map J1.

- The results show that only Gordon, Hopetoun Park and Myrning have access to a centre-based meals service within the 10 minute Travel Standard.
- A further 5 towns have a service less than 5 minutes beyond the Travel Standard (Balliang East, Greendale, Mt Egerton, Mt Wallace and Wallace).
- Most small towns do not have a service within a 10-minute drive. In these towns, delivered meals are instead available.
- Towns in the southwest of the Shire are particularly disadvantaged due to their considerable distance to the current meals services in Ballan and Bacchus Marsh.

#### Ballan:

- The Ballan Senior Citizens Centre provides for Ballan

*Note: at present, Bacchus Marsh is the only settlement assessed as an urban area. As the population of Ballan grows, it may be appropriate to also apply the urban assessment to Ballan.*

Bacchus Marsh and Surrounds:

- The only facility currently serving the whole urban area is the Quamby Room in central Bacchus Marsh. Darley and Maddingley do not have a more local facility providing meals.
- Other than the very far north of Darley, all parts of the urban area are within a 10-minute drive of the Quamby Room. However, in peak traffic and periods of congestion journey times increase, meaning that journeys to and from Darley and West Maddingley exceed the desired maximum of 30 minutes for all clients on community transport.

*Gap analysis results (Travel Accessibility Assessment) - maps*

The following maps are provided in Part B to this report ('Detailed assessment data'):

**Map J1: Travel Accessibility Assessment results for 'Centre-based meals'**

	Population within range <sup>4</sup>	Travel Standard	Standard met/failed	Actual journey time to 2 nearest facilities (as measured)	Comments
<b>Balliang</b>	<100	10 minute drive	✗	20 minutes: Quamby Room 31 minutes: Ballan Senior Citizens Centre	No reasonable access; residents can receive delivered meals
<b>Balliang East</b>	100-200	10 minute drive	✗	14 minutes: Quamby Room 31 minutes: Ballan Senior Citizens Centre	Quamby Room is only 4 mins beyond Standard.
<b>Barkstead</b>	<100	10 minute drive	✗	22 minutes: Ballan Senior Citizens Centre 38 minutes: Quamby Room	No reasonable access; residents can receive delivered meals
<b>Blackwood</b>	200-500	10 minute drive	✗	20 minutes: Ballan Senior Citizens Centre 25 minutes: Quamby Room	
<b>Bungaree</b>	100-200	10 minute drive	✗	16 minutes: Ballan Senior Citizens Centre 32 minutes: Quamby Room	
<b>Clarendon</b>	100-200	10 minute drive	✗	28 minutes: Ballan Senior Citizens Centre 46 minutes: Quamby Room	
<b>Dales Creek</b>	200-500	10 minute drive	✗	16 minutes: Ballan Senior Citizens Centre 22 minutes: Quamby Room	
<b>Dunnstown</b>	200-500	10 minute drive	✗	19 minutes: Ballan Senior Citizens Centre 36 minutes: Quamby Room	
<b>Elaine</b>	<100	10 minute drive	✗	32 minutes: Ballan Senior Citizens Centre 50 minutes: Quamby Room	
<b>Gordon</b>	500-2000	10 minute drive	✓	10 minutes: Ballan Senior Citizens Centre 27 minutes: Quamby Room	Ballan Senior Citizens is just within the Standard
<b>Greendale</b>	500-2000	10 minute drive	✗	11 minutes: Ballan Senior Citizens Centre 17 minutes: Quamby Room	Ballan Senior Citizens is only 1 minute beyond the Standard
<b>Hopetoun Park</b>	500-2000	10 minute drive	✓	8 minutes: Quamby Room 22 minutes: Ballan Senior Citizens Centre	Quamby Room is within the Standard

<sup>4</sup> Travel Standards have been assigned to small towns according to population ranges. As larger populations can support a wider range of services and facilities, travel distance / time standards are generally less (i.e. better) for larger settlements. For more information regarding this methodology refer to the Moorabool Community Infrastructure Planning Process on Council's website.

	Population within range <sup>4</sup>	Travel Standard	Standard met/failed	Actual journey time to 2 nearest facilities (as measured)	Comments
Korweinguboorra	200-500	10 minute drive	✗	15 minutes: Ballan Senior Citizens Centre 31 minutes: Quamby Room	No reasonable access; residents can receive delivered meals
Lal Lal	200-500	10 minute drive	✗	24 minutes: Ballan Senior Citizens Centre 42 minutes: Quamby Room	
Morrison's	<100	10 minute drive	✗	24 minutes: Ballan Senior Citizens Centre 42 minutes: Quamby Room	
Mt Egerton	200-500	10 minute drive	✗	11 minutes: Ballan Senior Citizens Centre 29 minutes: Quamby Room	Ballan Senior Citizens is only 1 minute beyond the Standard
Mt Wallace	<100	10 minute drive	✗	14 minutes: Ballan Senior Citizens Centre 30 minutes: Quamby Room	Ballan Senior Citizens is only 4 minutes beyond the Standard
Myrniong	200-500	10 minute drive	✓	10 minutes: Ballan Senior Citizens Centre 12 minutes: Quamby Room	Ballan Senior Citizens is just within the Standard
Navigators	200-500	10 minute drive	✗	24 minutes: Ballan Senior Citizens Centre 40 minutes: Quamby Room	No reasonable access; residents can receive delivered meals
Wallace	200-500	10 minute drive	✗	13 minutes: Ballan Senior Citizens Centre 29 minutes: Quamby Room	Ballan Senior Citizens is only 3 minutes beyond the Standard
Yendon	200-500	10 minute drive	✗	21 minutes: Ballan Senior Citizens Centre 39 minutes: Quamby Room	No reasonable access; residents can receive delivered meals

Table J2: results of the Travel Accessibility Assessment for small towns

- ✓ Travel Standard met,  
✗ Travel Standard failed

## Suitability Assessment findings

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### Purpose

*Facility-specific assessments that determine whether facilities are fit for their purpose and in adequate physical condition.*

The Suitability Assessment seeks to determine how suitable facilities are in terms of supporting the services or community activities delivered through them. The Suitability Assessment has two components: building condition and fitness for purpose.

### *Building condition vs fitness for purpose*

For Council-owned facilities (i.e. Council assets), the Suitability Assessment includes data from audits of building condition conducted in June 2018. The condition audits are a technical assessment of the physical condition and integrity of the structure and fit out of the building.

Fitness for purpose assessments were also conducted. These seek to understand how well existing facilities meet the needs of users and staff and how they compare with contemporary facility standards.

### The Suitability Standards

Table J3 (overleaf) provides the 1-to-5 scoring system used by the building condition audits and fitness for purpose assessments. It is important to note that low values represent better condition or fitness for purpose.

### *Building condition*

#### Standard

used: *Minimum standards for building condition are not used. Instead, condition scores are qualitatively assessed and compared with the fitness for purpose assessment findings.*

Rationale: *During audits, separate condition scores are assigned for different components of buildings such as roof, sub-structure, floor coverings and electrical services. These component scores are entered into Council's asset management systems and subsequently inform the annual maintenance, renewal and upgrade programmes.*

Score			
		Building condition	Fitness for purpose
1	Very good	Near new condition with no obvious signs of wear.	Fully meets service needs with no impact on delivery of services/activities, AND No identified risks to users or building integrity
2	Good	Good condition with limited signs of wear. Does not require any special attention.	Minor impact on ability to deliver the required services/activities, OR Minor identified risks to users or building integrity
3	Fair	Generally good condition with some evidence of minor defects in local spots. Requires some planned maintenance to prevent further deterioration and to return it to a very good condition.	Moderate impact on ability to deliver the required services/activities, OR Moderate identified risks to users or building integrity
4	Poor	Evidence of significant defects in multiple locations. Requires major maintenance to prevent further deterioration and to return it to a very good condition. Will need to be renewed, upgraded or disposed in near future. Is reflected via inclusion in the 10 year Capital Works Plan.	Significant impact on ability to deliver the required services/activities, OR Significant identified risks to users or building integrity
5	Very poor	In need of major repair and referred to the capital works program for renewal / replacement / disposal. Will need to be renewed, upgraded or disposed in near future. Is reflected via inclusion in the 2-5 year Capital Works Plan.	Severe impact - required services cannot be delivered/activities, OR Severe identified risks to users or building integrity
6	End of service life	No remaining service potential.	Not used

Table J3: scoring system used for the Suitability Assessment

*Fitness for purpose*

*Two overall scores are determined for each facility: one for current fitness for purpose and another for future fitness for purpose (notionally 5 years' time). Both overall scores are then classified as per the standards below.*

## Standards

used:	1 to 2: 'Fit for purpose'	equivalent to the top 25%
	2 to 3: 'Attention required (minor)'	equivalent to upper 25% to 50%
	3 to 4: 'Attention required (major)'	equivalent to lower 25% to 50%
	4 to 5: 'Unfit for purpose'	equivalent to bottom 25%

**Rationale:** *The above scores represent 25% bands where the top 25% indicate facilities that are fit for purpose and the bottom 25% unfit. Scores in between are graded into facilities that exhibit major and minor issues.*

**Findings of the Suitability Assessment**

*Detailed Building Condition audit and Fitness for Purpose assessment data may be requested directly from Moorabool Shire Council. Summary results are provided through **Table J4** (overleaf).*

Small towns and rural areas:

There are no facilities providing centre-based meals in small towns and rural areas.

Facilities with commercial kitchens that are likely to be suitable for centre-based meals include:

- Bungaree Recreation Reserve Community Centre
- Dunnstown Community Centre
- Gordon Recreation Reserve Pavilion
- Wallace Recreation Reserve Pavilion

Facilities without commercial kitchens but which could be upgraded to improve their suitability for centre-based meals include:

- Blackwood Hall
- Bungaree Public Hall
- Elaine Mechanics Institute Hall
- Gordon Public Hall
- Korweinguboor Recreation Reserve Community Hall
- Lal Lal Soldier's Memorial Hall
- Mount Egerton Mechanics Institute Hall
- Mt Wallace Hall
- Myrniong Hall
- Rowsley Community Hall
- Wallace Public Hall

**Ballan:**

The Ballan Senior Citizens Centre is the only facility currently providing centre-based meals in Ballan. The Fitness for Purpose assessment scored the facility as 'Attention required (major)' due to:

- Convoluted access to toilets which is confusing for clients
- Needs two new accessible toilets
- Will require modernisation to remain fit for purpose and meet future user expectations

**Bacchus Marsh and Surrounds:**

The Quamby Room generally meets current client needs but will require modernisation if it is to meet the future expectations of the next generation of clients. The Quamby Room is the only facility in the Shire designed to be age-friendly and dementia-friendly.

Name	Building condition	Fitness for purpose			
		Score - Now	Classification - Now	Score - Future	Classification - Future
Small towns and rural areas					
no facilities	n/a				
Ballan					
Ballan Senior Citizens Centre	<ul style="list-style-type: none"><li>• Fair: Accessibility, fire services, site services</li><li>• All other components good</li></ul>	3.0	Attention required (major)	3.0	Attention required (major)
Bacchus Marsh and Surrounds					
Andy Arnold Centre and Quamby Room	<ul style="list-style-type: none"><li>• All components good to average</li></ul>	1.5	Fit for purpose	2.1	Attention required (minor)

**Table J4: overall Suitability Assessment findings**



## Attachment K

<b>Use Group:</b>	Aged and Disability
<b>Use(s):</b>	K. Dementia programs and dementia-friendly facilities

### Go to:

[Existing infrastructure](#)

[Quantity Assessment finding](#)

[Utilisation Assessment findings](#)

[Travel Accessibility Assessment findings](#)

[Suitability Assessment findings](#)

*Summaries of the key findings from this assessment are provided in the main Community Infrastructure Needs Analysis Key Findings & Recommendations report.*

*Detailed assessment results are provided in Part B to this report. Where available, Building Condition audits and Fitness for Purpose assessments that have informed the Suitability Assessment may be requested directly from Moorabool Shire Council.*

### Definition(s):

#### Dementia programs:

Facility-based programs designed along Montessori principles and delivered through small groups that engage, encourage participation and enhance the lives of people living with dementia. Funded by the Commonwealth Home Support Programme (for people over 65 or over 50 for Aboriginal people) and the Home and Community Care (HACC) Program (for younger persons, people under 65 and under 50 if an Aboriginal person).

‘Dementia-friendly’ is a broad term used by this assessment to describe facilities that are suitable for use by dementia sufferers and people experiencing other cognitive disabilities. Future iterations of the Community Infrastructure Framework may develop a more specific definition in line with Dementia Australia guidelines<sup>1</sup>.

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<sup>1</sup> [www.dementiafriendly.org.au](http://www.dementiafriendly.org.au)

## Notes

### *Revision and update of the Quantity Standards*

The Quantity Standards are directly informed by the current levels of public use that existing facilities receive. This is because Council cannot reasonably determine Quantity Standards without first understanding how well, or how poorly, existing facilities are used.

The current Quantity Standards for *dementia programs* have been informed by the findings of the Utilisation Assessment. If utilisation rates change in future, the Quantity Standards should be revised to reflect that change.

### *Forecast impact of dementia on community infrastructure*

Dementia Australia statistics for the current and future prevalence of dementia across Australia estimate that between 9% and 11% of people aged 65 years and over in Victoria will suffer from dementia<sup>2</sup>.

Unless a medical breakthrough is made, dementia is forecast to be one of the most significant health factors affecting Moorabool's future population. The forecast increase in the prevalence of dementia will directly affect community infrastructure in at least two key ways:

1. An increase in demand for organised dementia programs and facilities that are suitable for delivery of those programs, and
2. Increased need for a wide range of civic and community spaces and facilities that are designed to be dementia-friendly.

People who access dementia programs generally have higher order needs than other sufferers who do not attend organised programs. Accordingly, dementia programs require guaranteed regular access to facilities that meet high standards of age-friendly and dementia-friendly design.

Dementia sufferers who do not attend organised programs also have requirements for public places and facilities that are dementia-friendly. While such facilities may not have to meet the same high standards as those that are suitable for dementia programs, they must still embody age-friendly and dementia-friendly design.

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<sup>2</sup> [www.dementia.org.au/files/documents/2018\\_Dementia\\_Key\\_facts%26stats.pdf](http://www.dementia.org.au/files/documents/2018_Dementia_Key_facts%26stats.pdf)

## Existing infrastructure

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Council currently delivers dementia programs through the following facilities:

Facility	Owner & operator	Sessions per week
Quamby Room, Bacchus Marsh	Moorabool Shire Council	3 groups per week (10 places per group)

**Table K1: Existing infrastructure**

In addition, the Djerriwarrah Health Service run a group through the Bacchus Marsh Community Health Centre.

## Quantity Assessment findings

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### Purpose

*A strategic assessment to determine whether there are enough facilities in relation to population size.*

The Quantity Assessment determines whether there is currently a suitable and sufficient quantity of services or facilities to meet the needs of the population of an area. It seeks to identify any under or over-provision that exists now and, using Council's population forecasts, may exist in the future.

### Note regarding notation:

- The name 'Bacchus Marsh and Surrounds' refers to the urban areas of Darley, Bacchus Marsh and Maddingley.

### The Quantity Standard

*A Quantity Standard for dementia programs has not been used, partly as there is too little data to develop a meaningful standard, and partly because programs can be delivered through a range of suitable facilities.*

*Instead of attempting to calculate the number of programs that may be required in future, this assessment recommends that more facilities should embody 'dementia-friendly' design. This will have the advantage of not only supporting dementia programs in location they are required, but also enabling dementia sufferers to use a wide range of community infrastructure.*

'Dementia-friendly' is a design principle that Council should consider for all public spaces and facilities. This directly supports adopted Community Infrastructure Planning and Design Principle 7c:

*"Community facilities embody Council's commitments to age-friendly, dementia-friendly and child-friendly communities."*

(Moorabool Community Infrastructure Planning Policy, 2017)

### Findings of the Quantity Assessment

Dementia programs are currently only delivered through the Quamby Room and the Community Health Centre in Bacchus Marsh. The Quamby Room is the only Council owned facility within the Shire regarded as sufficiently 'dementia friendly' to be suitable for delivery of dementia programs.

In 2016 Dementia Australia estimated 442 dementia sufferers in Moorabool Shire. Dementia Australia now estimate that by the year 2028 11.2% of the population in Victoria will experience dementia. For Moorabool that would represent a doubling to about 900 dementia sufferers by 2028 and almost 1,200 by 2041.

The Quantity Assessment simply concludes:

- More community facilities will need to be suitable for the delivery of dementia programs; these facilities will require high standards of dementia-friendly design.
- There will need to be a number of facilities providing dementia-programs distributed across the Shire, to provide people with local access.
- A wide range of community infrastructure including venues, libraries, Council customer service centres, early years and sports facilities will need to embody dementia-friendly design to enable suffers to access services and lead normal lives.
- Given the high forecast growth in people aged over 65, community infrastructure will also need to embody 'age-friendly' design principles.

### Utilisation Assessment findings

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#### Purpose

*Facility-specific assessments that determine whether services and facilities have adequate capacity to meet community demand.*

The Utilisation Assessment examines the current level of use of facilities and determines whether or not they have capacity to accommodate existing and/or increased use.

#### The Utilisation Standard

*As dementia programs are one of many uses that could be provided through multipurpose community facilities (if they are suitably designed), it is not meaningful to develop a specific utilisation standard. Rather, utilisation of community rooms and venues is measured as the total hours of use of each facility for any activity. For more information in this regard, refer to the needs analysis for 'Multipurpose community rooms and venues'.*

### Findings of the Utilisation Assessment

Refer to the Utilisation Assessment for 'Multipurpose community rooms and venues'.

## Travel Accessibility Assessment findings

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### Purpose

*A strategic assessment to determine whether people can travel to services and facilities within a reasonable journey time.*

The Travel Accessibility Assessment examines the geographic distribution of existing facilities and their relationship to public transport (train station and bus stops) and car parking. It assesses whether facilities are accessible within a reasonable journey distance or time from where people live and identifies any significant spatial gaps in provision.

### The Travel Standard: Centre-based meals

#### Standards

used: *Population trigger: not set as dependent on client demand*  
*All settlements: 10 minute drive*

#### Rationale:

*Most dementia program clients are collected from their home by HACC-funded community transport; a smaller number arrive by private car. For those travelling by bus, it is highly desirable that journey times do not exceed 30 minutes each way. For this reason, the maximum Travel Standard is set as '10 minute drive' for all areas, allowing for trebling of this time when collecting multiple clients.*

### Findings of the Travel Accessibility Assessment

*Detailed results of the Travel Accessibility Assessment are provided in Part B to this report. Summary results are shown in **Table K2** and **Map K1** below.*

#### Small towns and rural areas:

Table K2 below provides tabular results of the assessment for each of the 22 small towns and rural areas; the same results are shown on Map K1.

- The results show that Hopetoun Park is the only small towns that has access to dementia programs within the '10 minute drive' travel standard; no other small towns have access.

It is important to note that the poor performance of small towns through the Travel Accessibility Assessment is due to two key factors:

1. There is only 1 facility providing dementia programs (Quamby Room, Bacchus Marsh), and
2. The Travel Standards have been set to only '10 minute drive' in order to keep overall journey times below 30 minutes for all clients travelling by the HACC bus service (where buses have to collect multiple clients per journey).

#### Ballan:

- Ballan does not have access to dementia programs within 10 minutes drive.

*Note: at present, Bacchus Marsh is the only settlement assessed as an urban area. As the population of Ballan grows, it may be appropriate to also apply the urban assessment to Ballan.*

Bacchus Marsh and Surrounds:

- The Quamby Room and Bacchus Marsh Community Health Centre are the only facilities currently providing dementia programs to the wider Bacchus Marsh area.
- All parts of the urban area other than the far north of Darley are within the Travel Standard of 10 minutes. However, during peak traffic periods travel times will exceed the 10-minute standard. Journey times for clients from Darley and west Maddingley travelling by HACC bus will therefore likely exceed the desirable maximum 30 minutes.

*Gap analysis results (Travel Accessibility Assessment) - maps*

The following maps are provided in Part B to this report ('Detailed assessment data'):

**Map K1: Travel Accessibility Assessment results for 'Dementia programs'**

	Population within range <sup>3</sup>	Dementia programs	Comments
Balliang	<100	✗	No access
Balliang East	100-200	✗	No access
Barkstead	<100	✗	No access
Blackwood	200-500	✗	No access
Bungaree	100-200	✗	No access
Clarendon	100-200	✗	No access
Dales Creek	200-500	✗	No access
Dunnstown	200-500	✗	No access
Elaine	<100	✗	No access
Gordon	500-2000	✗	No access
Greendale	500-2000	✗	No access
Hopetoun Park	500-2000	✓	Meets travel standard due to proximity of Bacchus Marsh.
Korweinguboorra	200-500	✗	No access
Lal Lal	200-500	✗	No access
Morrisons	<100	✗	No access
Mt Egerton	200-500	✗	No access
Mt Wallace	<100	✗	No access
Myrniong	200-500	✗	No access
Navigators	200-500	✗	No access
Wallace	200-500	✗	No access
Yendon	200-500	✗	No access

**Table K2: results of the Travel Accessibility Assessment for small towns**

- ✓ Travel Standard met,
- ✗ Travel Standard failed

<sup>3</sup> Travel Standards have been assigned to small towns according to population ranges. As larger populations can support a wider range of services and facilities, travel distance / time standards are generally less (i.e. better) for larger settlements. For more information regarding this methodology refer to the Moorabool Community Infrastructure Planning Process on Council's website.

## Suitability Assessment findings

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### **Purpose**

*Facility-specific assessments that determine whether facilities are fit for their purpose and in adequate physical condition.*

*Detailed Building Condition audit and Fitness for Purpose assessment data may be requested directly from Moorabool Shire Council.*

The Suitability Assessment seeks to determine how suitable facilities are in terms of supporting the services or community activities delivered through them. The Suitability Assessment has two components: building condition and fitness for purpose.

### Suitability for dementia programs

For Council-owned facilities, only the Quamby Room in Bacchus Marsh is deemed suitable for delivery of dementia programs due to its high standards of age and dementia 'friendliness'. No other community venues within the Shire were properly assessed to determine if they could be suitable for dementia programs but it is expected that none of them would be suitable without significant upgrades.



## Attachment L

<b>Use Group:</b>	Aged and Disability
<b>Use(s):</b>	L. Seniors groups, social support groups and age-friendly facilities

Due to their similar facility requirements, this assessment considers the following uses together:

- Seniors groups
- Senior citizens centres
- Social support groups (includes Planned Activity Groups)

**Go to:**

[Definitions](#)

[Existing infrastructure](#)

[Quantity Assessment finding](#)

[Utilisation Assessment findings](#)

[Travel Accessibility Assessment findings](#)

[Suitability Assessment findings](#)

*Summaries of the key findings from this assessment are provided in the main Community Infrastructure Needs Analysis Key Findings & Recommendations report.*

*Detailed assessment results are provided in Part B to this report. Where available, Building Condition audits and Fitness for Purpose assessments that have informed the Suitability Assessment may be requested directly from Moorabool Shire Council.*

**Definition(s):****Seniors group:**

Any social group primarily participated in by seniors (over 60s)

**Senior citizens centre:**

A community facility primarily or exclusively used by seniors groups, social support groups and/or for delivery of programs to older people.

**Social support groups:**

A range of facility-based or mobile programs, groups and social activities accessed by the elderly or individuals with physical, cognitive or other health needs. Facilities suitable for Social Support Groups have higher design requirements relating to universal accessibility. Includes *Planned Activity Groups*.

'Age-friendly' is a broad term used by this assessment to describe facilities that are suitable for use by older people who may be experiencing physical or cognitive disabilities. Future iterations of the Community Infrastructure Framework may develop a more specific definition in line with Australian and international guidelines<sup>1</sup>.

## Notes

### *Revision and update of the Quantity Standards*

The Quantity Standards are directly informed by the current levels of public use that existing facilities receive. This is because Council cannot reasonably determine Quantity Standards without first understanding how well, or how poorly, existing facilities are used.

The current Quantity Standards for *Seniors groups, senior citizens centres and social support groups* have been informed by the findings of the Utilisation Assessment. If utilisation rates change in future, the Quantity Standards should be revised to reflect that change.

## Existing infrastructure

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The following facilities used regularly by seniors groups and/or for the delivery of social support groups were recorded through the Community Infrastructure Audit and assessed for this report:

Facility	Seniors group	Social support groups
Andy Arnold Centre and Quamby Room, Bacchus Marsh	✓	✓
Bacchus Marsh RSL	✓	
Ballan Senior Citizens Centre, Ballan	✓	✓
Blackwood Hall (Mechanics Institute), Blackwood	✓	
Bungaree Recreation Reserve Community Centre	✓	

**Table L1: Existing infrastructure**

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<sup>1</sup> [www.mav.asn.au/what-we-do/policy-advocacy/social-community/positive-ageing/age-friendly-cities-and-communities](http://www.mav.asn.au/what-we-do/policy-advocacy/social-community/positive-ageing/age-friendly-cities-and-communities)

## Quantity Assessment findings

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### Purpose

*A strategic assessment to determine whether there are enough facilities in relation to population size.*

The Quantity Assessment determines whether there is currently a suitable and sufficient quantity of services or facilities to meet the needs of the population of an area. It seeks to identify any under or over-provision that exists now and, using Council's population forecasts, may exist in the future.

### *Notes regarding rounding and notation:*

- *The name 'Bacchus Marsh and Surrounds' refers to the urban areas of Darley, Bacchus Marsh and Maddingley.*

### The Quantity Standard

*It is not necessary to develop a Quantity Standard for seniors groups and social support groups. This is because these services do not require dedicated facilities; they are one of the many uses that can be provided through multipurpose community facilities, if those facilities are designed to be age-friendly<sup>2</sup>.*

*Traditionally, some seniors clubs have enjoyed exclusive or priority use of senior citizens centres. Many of these centres are also made available for hire by the wider public (Ballan and Andy Arnold Centre being examples of this) but their age, era and title as 'senior citizens centres' can dissuade hirers and reduce their utilisation by non-seniors.*

*There is a move within local government towards community facilities that are multipurpose and suitable for use by a wide range of users. Moorabool Shire Council adopted such principles through the Community Infrastructure Planning Policy and Principles (2017).*

*This assessment therefore treats seniors groups and social support groups as activities that should be supported by multipurpose community rooms and venues. For more information refer to the needs assessment for 'Multipurpose community rooms and venues'.*

### Findings of the Quantity Assessment

Four senior citizens groups operate within Moorabool Shire, at Bacchus Marsh, Ballan, Blackwood and Bungaree. Those groups also hold events at other community facilities such as the Ballan Mechanics Institute Hall and Bacchus Marsh Public Hall. In addition, the Bacchus Marsh RSL has been counted as a seniors group, though it does not advertise as a 'senior citizens group'.

Other organisations within the Shire that provide activities popular with seniors include neighbourhood houses, men's sheds, U3A, Rotary Club, Lions Club and Probus. These organisations use a range of community facilities depending on the size and nature of activities.

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<sup>2</sup> [www.mav.asn.au/what-we-do/policy-advocacy/social-community/positive-ageing/age-friendly-cities-and-communities](http://www.mav.asn.au/what-we-do/policy-advocacy/social-community/positive-ageing/age-friendly-cities-and-communities)

The only two facilities within the Shire providing social support groups are the Quamby Room in Bacchus Marsh and the Ballan Senior Citizens Centre.

Small towns and rural areas:

- Senior citizens clubs operate from the Bungaree Community Centre and Blackwood Hall. The Blackwood Senior Citizens Club is particularly active and occupies a room at the Hall.
- Rotary and Lions clubs operate from Ballan and Bacchus Marsh, and U3A and Probus from Bacchus Marsh. These organisations can be expected to serve active seniors from a catchment of up to 30 minutes from Ballan and Bacchus Marsh.
- There are currently no social support groups operating in small towns within the Shire.
- 23 community venues were recorded in small towns. Many are generally suitable for use by seniors groups and social support groups but some would require upgrades to improve disability access including:
  - Bungaree Public Hall (poor access to kitchen / Supper Room)
  - Balliang East Soldiers Memorial Hall (non-accessible toilets)
  - Korweinguboorra Recreation Community Hall (steps into building)
  - Mount Egerton Mechanics Institute Hall (internal steps and slopes)
  - Wallace Public Hall

Ballan:

- The Ballan Senior Citizens Centre hosts an active seniors club that also manages facility bookings from the wider community. Council delivers social support groups from the Centre.
- Rotary and Lions clubs, and the Ballan Mens Shed operate from Ballan.
- Other facilities within Ballan that are generally suitable for use by seniors and social support groups include:
  - Ballan Mechanics Institute Hall (wheelchair users must access through the rear)
  - Ballan and District Community House (bookable rooms)
  - Ballan Recreation Reserve sports pavilion and 'Long Room'

Bacchus Marsh and Surrounds:

- The Bacchus Marsh Senior Citizens Club and social support groups operate from the Andy Arnold Centre and Quamby Room.
- Rotary and Lions clubs, the Bacchus Marsh RSL, U3A and Probus all operate from Bacchus Marsh.
- Other facilities within Bacchus Marsh that are generally suitable for use by seniors and social support groups include:
  - Bacchus Marsh Public Hall and Supper Room
  - Bacchus Marsh Community College (The Laurels)
  - Darley Neighbourhood House (bookable rooms)
  - Darley Park sports pavilion
  - Maddingley Park sports pavilion

As seniors groups and social support groups can take place in multipurpose community facilities, the Quantity Assessment for 'Multipurpose community rooms and venues' should be referred to. It is important to note, however, that these activities require facilities with good universal accessibility and age-friendly design. For more information, refer to the results of the Suitability Assessment later in this report.

## Utilisation Assessment findings

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### **Purpose**

*Facility-specific assessments that determine whether services and facilities have adequate capacity to meet community demand.*

The Utilisation Assessment examines the current level of use of facilities and determines whether or not they have capacity to accommodate existing and/or increased use.

### **The Utilisation Standard**

*As seniors groups and social support groups are one of many uses provided through multipurpose community facilities, it is not meaningful to develop a specific utilisation standard. Rather, utilisation of community rooms and venues is measured as the total hours of use of each facility for any activity. For more information in this regard, refer to the needs analysis for 'Multipurpose community rooms and venues'.*

### **Findings of the Utilisation Assessment**

Refer to the Utilisation Assessment for 'Multipurpose community rooms and venues'.

## Travel Accessibility Assessment findings

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### **Purpose**

*A strategic assessment to determine whether people can travel to services and facilities within a reasonable journey time.*

The Travel Accessibility Assessment examines the geographic distribution of existing facilities and their relationship to public transport (train station and bus stops) and car parking. It assesses whether facilities are accessible within a reasonable journey distance or time from where people live and identifies any significant spatial gaps in provision.

### **The Travel Standard: Seniors groups**

#### **Standards**

used: *Population trigger: 500 persons aged 60 years and over within 15 minute drive*  
*Settlements of total population less than 2,000: 15 minute drive*  
*Settlements of total population more than 2,000: 10 minute drive*

#### **Rationale:**

*Seniors groups provide important social interaction and activities that help to reduce isolation and improve health and wellbeing. As such, the maximum Travel Standard is set to '15 minute drive' reflecting the importance of people having local access. For larger urban areas the standard is '10 minute drive'.*

### **The Travel Standard: Social support groups**

#### **Standards**

used: *Population trigger: 500 persons aged 60 years and over within 10 minute drive*  
*All settlements: 10 minute drive*

#### **Rationale:**

*Most social support group clients are collected from their home by HACC-funded community transport; a smaller number arrive by private car or taxi. For those travelling by bus, it is highly desirable that journey times do not exceed 30 minutes each way. For this reason, the maximum Travel Standard is set as '10 minute drive' for all areas, allowing for trebling of this time when collecting multiple clients.*

## Findings of the Travel Accessibility Assessment

Detailed results of the Travel Accessibility Assessment are provided in Part B to this report. Summary results are shown in **Table L2** and **Maps L1 and L2** below.

### Small towns and rural areas:

Table L2 below provides tabular results of the assessment for each of the 22 small towns and rural areas; the same results are shown on Map L1.

- The results show that most small towns have very poor access to social support groups
- 3 towns have no access to either (Balliang, Elaine and Morrisons)
- Towns have reasonable access to the seniors groups in Ballan, Bungaree, Blackwood and Bacchus Marsh but must travel outside of their local areas to access these.

It is important to note that the poor performance of small towns through the Travel Accessibility Assessment is due to two key factors:

1. There are very few facilities within the Shire providing social support groups (only the Quamby Room and Ballan Senior Citizens Centre)
2. The Travel Standards have been set to only '10 minute drive' in order to keep overall journey times below 30 minutes for all clients travelling by the HACC bus service (where buses have to collect multiple clients per journey).

### Ballan:

- Ballan meets the Travel Standard for seniors group and social support groups due to the programs operated from the Ballan Senior Citizens Centre.

*Note: at present, Bacchus Marsh is the only settlement assessed as an urban area. As the population of Ballan grows, it may be appropriate to also apply the urban assessment to Ballan.*

### Bacchus Marsh and Surrounds:

- The Quamby Room is the only facility currently providing social support groups to the wider Bacchus Marsh area.
- All parts of the urban area other than the far north of Darley are within the Travel Standard of 10 minutes. However, during peak traffic periods travel times will exceed the 10-minute standard. Journey times for clients from Darley and west Maddingley travelling by HACC bus will therefore likely exceed the desirable maximum 30 minutes.

### *Gap analysis results (Travel Accessibility Assessment) - maps*

The following maps are provided in Part B to this report ('Detailed assessment data'):

**Map L1: Travel Accessibility Assessment results for Seniors groups**

**Map L2: Travel Accessibility Assessment results for Social support groups**

	Population within range <sup>3</sup>	Seniors group	Social support group	Comments
<b>Balliang</b>	<100	✗	✗	No access to either use but population too small to support local provision
<b>Balliang East</b>	100-200	✓	✗	Access to seniors group in Bacchus Marsh only
<b>Barkstead</b>	<100	✓	✗	Access to Bungaree senior citizens group only
<b>Blackwood</b>	200-500	✓	✗	Access to Blackwood senior citizens group only, who are an active group and do provide residents with activities similar to social support groups.
<b>Bungaree</b>	100-200	✓	✗	Access to senior citizens group in Bungaree only
<b>Clarendon</b>	100-200	✓	✗	Access to senior citizens groups in Ballarat only
<b>Dales Creek</b>	200-500	✓	✗	Access to senior citizens groups only (Ballan and Blackwood)
<b>Dunnstown</b>	200-500	✓	✗	Access to senior citizens groups in Ballarat only
<b>Elaine</b>	<100	✗	✗	No access to any of these uses. Moorabool and Golden Plains Shire Council have previously explored potential for a local social support group in this area.
<b>Gordon</b>	500-2000	✓	✓	Access to senior citizens groups at Bungaree and Ballan, and social support groups in Ballan and Ballarat.
<b>Greendale</b>	500-2000	✓	✗	Access to seniors group in Ballan only.
<b>Hopetoun Park</b>	500-2000	✓	✓	Meets travel standards for all uses due to proximity to Bacchus Marsh.
<b>Korweinguboora</b>	200-500	✓	✗	Access to senior citizens group at Bungaree and Ballan only
<b>Lal Lal</b>	200-500	✓	✗	Access to senior citizens groups in Ballarat only
<b>Morrison's</b>	<100	✗	✗	No access to either use. Moorabool and Golden Plains Shire Council have previously explored potential for a local social support group in this area.
<b>Mt Egerton</b>	200-500	✓	✗	Access to senior citizens groups at Bungaree and Ballan only
<b>Mt Wallace</b>	<100	✓	✗	Access to the senior citizens group at Ballan only

<sup>3</sup> Travel Standards have been assigned to small towns according to population ranges. As larger populations can support a wider range of services and facilities, travel distance / time standards are generally less (i.e. better) for larger settlements. For more information regarding this methodology refer to the Moorabool Community Infrastructure Planning Process on Council's website.



	Population within range <sup>3</sup>	Seniors group	Social support group	Comments
<b>Myrniong</b>	200-500	✓	✓	Access to seniors groups and social support groups in Ballan and Bacchus Marsh
<b>Navigators</b>	200-500	✓	✓	Access to senior citizens groups in Bungaree and Ballarat, and social support groups in Ballarat only.
<b>Wallace</b>	200-500	✓	✗	Access to senior citizens groups in Bungaree, Ballan and Ballarat only
<b>Yendon</b>	200-500	✓	✗	Access to senior citizens groups in Bungaree and Ballarat only

**Table L2: results of the Travel Accessibility Assessment for small towns**

- ✓ Travel Standard met
- ✗ Travel Standard failed

## Suitability Assessment findings

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### Purpose

*Facility-specific assessments that determine whether facilities are fit for their purpose and in adequate physical condition.*

The Suitability Assessment seeks to determine how suitable facilities are in terms of supporting the services or community activities delivered through them. The Suitability Assessment has two components: building condition and fitness for purpose.

### *Building condition vs fitness for purpose*

For Council-owned facilities (i.e. Council assets), the Suitability Assessment includes data from audits of building condition conducted in June 2018. The condition audits are a technical assessment of the physical condition and integrity of the structure and fit out of the building.

Fitness for purpose assessments were also conducted. These seek to understand how well existing facilities meet the needs of users and staff and how they compare with contemporary facility standards.

### The Suitability Standards

Table L3 below provides the 1-to-5 scoring system used by the building condition audits and fitness for purpose assessments. It is important to note that low values represent better condition or fitness for purpose.

### *Building condition*

#### Standard

used: *Minimum standards for building condition are not used. Instead, condition scores are qualitatively assessed and compared with the fitness for purpose assessment findings.*

Rationale: *During audits, separate condition scores are assigned for different components of buildings such as roof, sub-structure, floor coverings and electrical services. These component scores are entered into Council's asset management systems and subsequently inform the annual maintenance, renewal and upgrade programmes.*

Score		Building condition	Fitness for purpose
1	Very good	Near new condition with no obvious signs of wear.	Fully meets service needs with no impact on delivery of services/activities, AND No identified risks to users or building integrity
2	Good	Good condition with limited signs of wear. Does not require any special attention.	Minor impact on ability to deliver the required services/activities, OR Minor identified risks to users or building integrity
3	Fair	Generally good condition with some evidence of minor defects in local spots. Requires some planned maintenance to prevent further deterioration and to return it to a very good condition.	Moderate impact on ability to deliver the required services/activities, OR Moderate identified risks to users or building integrity
4	Poor	Evidence of significant defects in multiple locations. Requires major maintenance to prevent further deterioration and to return it to a very good condition. Will need to be renewed, upgraded or disposed in near future. Is reflected via inclusion in the 10 year Capital Works Plan.	Significant impact on ability to deliver the required services/activities, OR Significant identified risks to users or building integrity
5	Very poor	In need of major repair and referred to the capital works program for renewal / replacement / disposal. Will need to be renewed, upgraded or disposed in near future. Is reflected via inclusion in the 2-5 year Capital Works Plan.	Severe impact - required services cannot be delivered/activities, OR Severe identified risks to users or building integrity
6	End of service life	No remaining service potential.	Not used

Table L3: scoring system used for the Suitability Assessment

*Fitness for purpose*

Two overall scores are determined for each facility: one for current fitness for purpose and another for future fitness for purpose (notionally 5 years' time). Both overall scores are then classified as per the standards below.

## Standards

used:	1 to 2: 'Fit for purpose'	equivalent to the top 25%
	2 to 3: 'Attention required (minor)'	equivalent to upper 25% to 50%
	3 to 4: 'Attention required (major)'	equivalent to lower 25% to 50%
	4 to 5: 'Unfit for purpose'	equivalent to bottom 25%

Rationale: The above scores represent 25% bands where the top 25% indicate facilities that are fit for purpose and the bottom 25% unfit. Scores in between are graded into facilities that exhibit major and minor issues.

**Findings of the Suitability Assessment**

Detailed Building Condition audit and Fitness for Purpose assessment data may be requested directly from Moorabool Shire Council. Summary results are provided through **Tables L4 and L5** (overleaf).

Multipurpose community rooms and venues:

As seniors groups and social support groups are both activities that can take place in multipurpose community facilities, the results of the Suitability Assessment for 'Multipurpose community rooms and venues' are relevant and should be referred to.

As many users of seniors groups and social support groups will be experiencing physical or cognitive disabilities, it is important that facilities are universally accessible<sup>4</sup>. Tables L4 and L5 shows the results for the 'Universal access and equity' section of the Suitability Assessment along with the overall results for community rooms and venues across the Shire.

Tables L4 and L5 shows that the facilities least suitable for use by seniors groups and social support groups are:

- Bacchus Marsh Lawn Tennis Club Pavilion and Clubrooms (Council-owned)
- Bacchus Marsh Public Hall and Supper Room (Council-owned)
- Balliang East Soldiers Memorial Hall (private)
- Bungaree Public Hall (State Government)
- Gordon Public Park Hall (State Government)
- Mount Egerton Mechanics Institute Hall (State Government)
- Rowsley Community Hall (State Government)
- Wallace Public Hall (Council-owned)
- Yendon Recreation Reserve Community Space (State Government)

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<sup>4</sup> 'Universal accessibility' refers to design that meets the needs of people of all physical and cognitive abilities, gender types and ages.

Council-owned facilities				
Name	Fitness for purpose			
	OVERALL		UNIVERSAL ACCESS & EQUITY	
	Score	Classification	Score	Impact on service delivery
<b>Small towns and rural areas</b>				
Bungaree Public Hall	2.4	Attention required (minor)	5	Severe. Poor accessibility into and throughout hall. Kitchen and Supper Room are only accessible via steep steps.
Dunnstown Recreation Reserve Pavilion and Community Centre	1.5	Fit for purpose	2	Minor. Step into main hall from spectators area. Non-compliant layout of accessible toilet.
Elaine Recreation Reserve Cricket Clubrooms	3.1	Attention required (major)	3	Moderate. Small step into building. Public toilets not accessible.
Navigators Community Centre	2.8	Attention required (minor)	2	Minor. Wooden edges on steps get wet and slippery.
Lal Lal Soldier's Memorial Hall	2.6	Attention required (minor)	2	Minor. Compliant access through front door but rear and side doors have small steps and non-compliant ramps.
Millbrook Community Centre	2.4	Attention required (minor)	2	Minor. Ramped but does not meet with path.
Gordon Public Hall	2.0	Attention required (minor)	2	Minor. Investigate child safety risk of gate at top of balcony stairs.
Wallace Public Hall	5.0	Unfit for purpose	4	Significant. No accessible toilet. Narrow access to kitchen. No paths from street to building.
Wallace Recreation Reserve Football/Cricket Pavilion and Clubrooms	1.5	Fit for purpose	2	Minor. Step into ladies toilets from outside. Accessible toilet opens onto bar area with no screening.
<b>Ballan</b>				
Ballan Senior Citizens Centre	2.8	Attention required (minor)	3	Moderate. Convolutd and confusing access to ladies toilets. Two new accessible toilets needed.

Bacchus Marsh and Surrounds		OVERALL	UNIVERSAL ACCESS & EQUITY	
Andy Arnold Centre and Quamby Room	2.8	Attention required (minor)	2	Minor. Good physical accessibility throughout but lacks baby change.
Bacchus Marsh Lawn Tennis Club Pavilion and Clubrooms	4.0	Unfit for purpose	5	Severe. Building is accessible to able-bodied only.
Bacchus Marsh Public Hall and Supper Room	3.2	Attention required (major)	4	Significant. Limited wheelchair access to front entrance. Partially non-compliant slope. Manual entrance door opens outwards. Stage accessed via steps only.
Bacchus Marsh RSL	Not assessed			
Darley Civic & Community Hub Pavilion & Community Room	1.2	Fit for purpose	2	Minor. Various minor accessibility issues.
Lerderderg Library (meeting rooms)	1.4	Fit for purpose	3	Moderate. No accessible exit other than front doors.

**Table L4: Suitability Assessment findings for Council-owned facilities**

Some non-Council facilities were not assessed for fitness for purpose and do not appear in the table below.

Non-Council facilities					
Name	Owner	Fitness for purpose			
		OVERALL		UNIVERSAL ACCESS & EQUITY	
		Score	Classification	Score	Impact on service delivery
Small towns and rural areas					
Balliang East Soldiers Memorial Hall	Other (private)	4.0	Unfit for purpose	5	Severe. Building almost completely inaccessible to wheelchair users. Toilets narrow with poor access.
Balliang Public Hall (Memorial Hall)	Crown (State Government)	1.6	Fit for purpose	1	No impact
Blackwood Hall (Mechanics Institute)	Crown (State Government)	2.0	Attention required (minor)	2	Minor. Toilets accessible but not DDA-compliant. Some small steps.

Bungaree Rec Reserve Community Centre	Crown (State Government)	1.0	Fit for purpose	1	No impact
Elaine Mechanics Institute Hall	Crown (State Government)	3.0	Attention required (major)	1	No impact
Gordon Public Park Hall	Crown (State Government)	2.5	Attention required (minor)	4	Poor access into building. No accessible toilet.
Gordon Recreation Reserve Pavilion and Clubrooms <sup>5</sup>	Crown (State Government)	1.6	Fit for purpose	1	No impact (partial assessment only)
Korweinguboorra Recreation Reserve Pavilion & Community Hall	Crown (State Government)	2.1	Attention required (minor)	3	Moderate. Steps to hall. Only level access is via pavilion.
Mount Egerton Recreation Reserve Pavilion and Clubrooms <sup>5</sup>	Crown (State Government)	2.6	Attention required (minor)	2	Minor. Small step into building and narrow doorway.
Myrniong Hall	Crown (State Government)	1.0	Fit for purpose	1	No impact
Mount Egerton Mechanics Institute Hall	Crown (State Government)	2.2	Attention required (minor)	4	Significant. Steps prevent wheelchair access to kitchen, meeting room, stage and storage.
Mount Wallace Hall	Crown (State Government)	2.2	Attention required (minor)	2	Minor. Minor non-DDA compliance.
Rowsley Community Hall	Crown (State Government)	2.8	Attention required (minor)	4	Significant. No wheelchair access to toilets.
Yendon Recreation Reserve Community Space	Crown (State Government)	3.5	Attention required (major)	5	Severe. Toilets inaccessible, very small and unpleasant.
<b>Ballan</b>		<b>OVERALL</b>		<b>UNIVERSAL ACCESS &amp; EQUITY</b>	
Ballan & District Community House	Crown (State Government)	1.7	Fit for purpose	1	No impact
Ballan Mechanics Institute Hall	Crown (State Government)	2.5	Attention required (minor)	3	Moderate. No wheelchair access through front door so users must enter at rear.
Ballan Recreation Reserve Pavilion and Clubrooms <sup>6</sup>	Crown (State Government)	2.2	Attention required (minor)	3	Moderate. Poor access into building and toilets appear not accessible (partial assessment only)

<sup>5</sup> Partial assessment only; no access to interior

<sup>6</sup> Partial assessment only, based on staff knowledge and/or comments by the facility operator

Ballan Bowling Club Pavilion and Clubrooms <sup>5</sup>	Other (private)	2.2	Attention required (minor)	3	Moderate. Lacks accessible toilet (partial assessment only)
Bacchus Marsh and Surrounds		OVERALL		UNIVERSAL ACCESS & EQUITY	
Bacchus Marsh Community College (The Laurels)	Not assessed				
Darley Park Pavilion and Clubrooms	Crown (State Government)	1.5	Fit for purpose	2	Minor. Small steps into the building.
Maddingley Park Pavilion and Clubrooms	Crown (State Government)	1.4	Fit for purpose	2	Minor. Lacks baby change
Bacchus Marsh West Golf Club Pavilion <sup>5</sup>	Crown (State Government)	1.2	Fit for purpose	1	No impact (partial assessment only)

**Table L5: Suitability Assessment findings for non-Council facilities**



Small towns and rural areas:

9 of the 23 assessed venues in small towns have moderate to severe issues with universal accessibility:

- 3 are owned by Moorabool Council:
  - Bungaree Public Hall
  - Elaine Recreation Reserve Cricket Clubrooms
  - Wallace Public Hall
- 5 are owned by the State Government:
  - Gordon Public Park Hall
  - Korweinguboorra Recreation Reserve Pavilion & Community Hall
  - Mount Egerton Mechanics Institute Hall
  - Rowsley Community Hall
  - Yendon Recreation Reserve Community Space
- 1 is in private ownership:
  - Balliang East Soldiers Memorial Hall

The above facilities may not be suitable for use by seniors groups or social support groups without works to improve accessibility.

Ballan:

4 of the 5 assessed venues in Ballan have moderate issues with universal accessibility, but none have significant or severe issues:

- 1 is owned by Moorabool Council:
  - Ballan Senior Citizens Centre
- 2 are owned by the State Government:
  - Ballan Mechanics Institute Hall
  - Ballan Recreation Reserve Pavilion and Clubrooms
- 1 is in private ownership:
  - Ballan Bowling Club Pavilion and Clubrooms

Bacchus Marsh and Surrounds:

3 of the 8 assessed venues in Ballan have moderate to severe issues with universal accessibility:

- All 3 are owned by Moorabool Council:
  - Bacchus Marsh Lawn Tennis Club Pavilion and Clubrooms
  - Bacchus Marsh Public Hall and Supper Room
  - Lerderderg Library

## Attachment M

<b>Use Group:</b>	Children and young people
<b>Use(s):</b>	M. Playgrounds and play spaces

### Go to:

[Existing infrastructure](#)

[Quantity Assessment finding](#)

[Utilisation Assessment findings](#)

[Travel Accessibility Assessment findings](#)

[Suitability Assessment findings](#)

*Summaries of the key findings from this assessment are provided in the main Community Infrastructure Needs Analysis Key Findings & Recommendations report.*

*Detailed assessment results are provided in Part B to this report. Where available, Building Condition audits and Fitness for Purpose assessments that have informed the Suitability Assessment may be requested directly from Moorabool Shire Council.*

### Definition(s):

#### Playgrounds:

Equipped spaces that provide structured play opportunities for children.

#### Play spaces:

A more general form of 'playgrounds' that includes informal and unequipped spaces that provide unstructured play opportunities.

## Notes

### *Revision and update of the Quantity Standards*

The Quantity Standards are directly informed by the current levels of public use that existing facilities receive. This is because Council cannot reasonably determine Quantity Standards without first understanding how well, or how poorly, existing facilities are used.

### *Playground and play space hierarchy*

Playgrounds and play spaces have been allocated to a hierarchy based on the distance catchment that each facility serves. Generally, facilities with more items of equipment, larger equipment, or higher design standards can attract users from a wider geographic area. Older facilities or those in poor condition are assumed to be less attractive and therefore have a smaller catchment than equivalent facilities that are new or in good condition. Also, a play facility located within significant open spaces can serve a catchment larger than a similar isolated facility elsewhere.

Council's adopted *Play Strategy (2015)* assigned all playgrounds and play spaces within the Shire to a 3-level hierarchy of local, district and regional. The following needs assessments now use the 4-level hierarchy described in table M1. This hierarchy has been developed through a re-examination of the size and 'attractiveness' of play spaces and an estimation of the catchments that each facility can reasonably be expected to serve in urban vs rural areas.

		In urban areas (> 2,000 total population)			In small towns & rural areas (< 2,000 total population)		
		<i>Distance catchment</i>	<i>Description</i>	<i>Indicative provision</i>	<i>Distance catchment</i>	<i>Description</i>	<i>Indicative provision</i>
<b>1</b>	<b>Local</b>	400m* (5 minute) walk	smallest scale, limited range of equipment, catering for ages up to 10	multiple per suburb	5 minute drive	small to medium scale, moderate range of equipment, catering for ages up to 10	1 or 2 per small town; intended to serve town only
<b>2</b>	<b>District</b>	800m (10 minute) walk	medium scale, moderate range of equipment, catering for ages up to 10	1 or 2 per suburb	10 minute drive	large scale, extensively equipped, catering for ages up to 14	intended to serve town and surrounding areas
<b>3</b>	<b>Municipal</b>	15 minute drive	large scale, extensively equipped, catering for ages up to 14	1 or 2 per municipality	15 minute drive (none in small towns and rural areas)		
<b>4</b>	<b>Regional**</b>	30 minute drive	premium, largest scale, destination facility catering for ages up to 16	Serves multiple municipalities	30 minute drive (none in small towns and rural areas)		

**Table M1: Play facilities hierarchy**

\* the 400m walking catchment was adopted through the Play Strategy (2015)

\*\* there are no regional-level play spaces in Moorabool Shire

## Existing infrastructure

The following publicly-accessible play facilities within Moorabool Shire were recorded through the Community Infrastructure Audit and assessed for this report:

Facility	Hierarchy	Owner
<b>Small towns and rural areas</b>		
Balliang Public Hall Reserve playground	Local	State Government
Beremboke Recreation Reserve playground	Local	State Government
Blackwood Mineral Springs Caravan Park play area	Local	Other
Bullarook Recreation Reserve playground	Local	State Government
Carberry Drive Reserve	Local	Council
Dunnstown Recreation Reserve playground	Local	Council
Elaine Recreation Reserve playground	Local	Council
Gordon Public Park playground	Local	State Government
Greendale Recreation Reserve (Egan's Reserve) playground	Local	Council
Hopetoun Park Recreation Reserve playground	Local	Other
Korweinguboorra Recreation Reserve playground	Local	State Government
Lal Lal Falls Reserve playground	Local	Council
Merimu Reservoir Reserve playground	Local	Other
Millbrook Community Centre & Reserve playground	Local	Council
Mount Wallace Reserve & Hall playground	Local	State Government
Myrniong Recreation Reserve playground	Local	State Government
Navigators Recreation Reserve playground	Local	Council
Paddock Creek Reserve playground	Local	Council
Pykes Creek Reserve playground	Local	Other
Wallace Recreation Reserve playground	Local	Council
Yendon Recreation Reserve Playground	Local	State Government
<b>Total (count)</b>	<b>21</b>	
<b>Ballan</b>		
Ballan Recreation Reserve playground (temporarily removed in 2018)	Local	State Government
Caledonian Park playground	District	Council
McLean Reserve Playground	Local	Council
Mill Park Reserve playground	District	Council
<b>Total (count)</b>	<b>4</b>	
<b>Bacchus Marsh and Surrounds</b>		
Beresford Crescent Reserve playground (Darley)	Local	Council
Darley Civic & Community Hub playground (Darley)	Local	Council
Darley Park playground (Darley)	District	Council
Federation Park Reserve playground (Darley)	Local	Council
Gleneagles Court Reserve playground (Darley)	Local	Council
Grantleigh Reserve playground (Darley)	Local	Council
Jonathan Drive Reserve playground (Darley)	Local	Council
Pentland Primary School playground (Darley)	Local	State Government

Facility	Hierarchy	Owner
Rodgers Reserve playground (Darley)	Local	Council
Silverdale Drive playground (Darley)	Local	Council
Barbara Court Reserve playground (Bacchus Marsh)	Local	Council
Clarinda Street Reserve playground (Bacchus Marsh)	Local	Council
Lidgett Street Reserve playground (Bacchus Marsh)	Local	Council
Rotary Park playground (Bacchus Marsh)	District	Council
Hillview Reserve playground (Maddingley)	Local	Council
Maddingley Park adventure playground (Maddingley)	Municipal	State Government
Maddingley Park toddlers playground (Maddingley)	District	State Government
Powlett Street Reserve playground (Maddingley)	Local	Council
Sarino Park Estate Reserve playgrounds (Maddingley)	Local	Council
<b>Total (count)</b>	<b>19</b>	

**Table M2: Existing publicly-accessible play spaces within Moorabool Shire**

Of the 44 playgrounds recorded across the Shire, all are 'local' level other than 6:

- Caledonian Park playground (Ballan (District))
- Mill Park playground, Ballan (District)
- Darley Park playground (District)
- Rotary Park playground (District)
- Maddingley Park adventure playground (Municipal)
- Maddingley Park toddlers playground (District)

There are no 'Regional' level play spaces in Moorabool Shire.

In addition, 9 play spaces were recorded that are not openly accessible by the public. Most of these are within the grounds of primary schools or preschools. All are 'local' level:

Facility	Hierarchy	Owner
Bacchus Marsh Primary School playground	Local	State Government
Ballan and District Preschool playground	Local	Council
Ballan Primary School playground	Local	State Government
Darley Primary School playground	Local	State Government
Mount Egerton Primary School playground	Local	State Government
Myrniong Primary School playground	Local	State Government
St Bernard's Parish Primary School playground (Bacchus Marsh)	Local	Other
Wallace & District Preschool and MCH playground (Wallace)	Local	Council
Young Street Preschool playground (Bacchus Marsh)	Local	Council

**Table M3: Existing non-publicly-accessible play spaces within Moorabool Shire**

## Quantity Assessment findings

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### **Purpose**

*A strategic assessment to determine whether there are enough facilities in relation to population size.*

The Quantity Assessment determines whether there is currently a suitable and sufficient quantity of services or facilities to meet the needs of the population of an area. It seeks to identify any under or over-provision that exists now and, using Council's population forecasts, may exist in the future.

### **Findings of the Quantity Assessment**

*The Quantity Assessment is not the best means of assessing supply and demand for playgrounds. People's use of playgrounds is influenced more by their distance from homes, the quality and ease of pedestrian access, and the range, quality and suitability (for age groups) of play equipment. For this reason, the Quantity Assessment has not been conducted for playgrounds.*

## Utilisation Assessment findings

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### **Purpose**

*Facility-specific assessments that determine whether services and facilities have adequate capacity to meet community demand.*

The Utilisation Assessment examines the current level of use of facilities and determines whether or not they have capacity to accommodate existing and/or increased use.

### **Findings of the Utilisation Assessment**

Utilisation data for playgrounds is was not available. The Utilisation Assessment was not conducted for playgrounds.

## Travel Accessibility Assessment findings

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### Purpose

*A strategic assessment to determine whether people can travel to services and facilities within a reasonable journey time.*

The Travel Accessibility Assessment examines the geographic distribution of existing facilities and their relationship to public transport (train station and bus stops) and car parking. It assesses whether facilities are accessible within a reasonable journey distance or time from where people live and identifies any significant spatial gaps in provision.

### The Travel Standards

#### *‘Local’ playgrounds*

##### Standards

used:      *Settlements of population less than 2,000: 5 minute drive*  
              *Settlements of population more than 2,000: 400m walk*

#### *‘District’ playgrounds*

##### Standards

used:      *Settlements of population less than 2,000: 10 minute drive*  
              *Settlements of population more than 2,000: 800m walk*

#### *‘Municipal’ playgrounds*

##### Standards

used:      *All settlements: 15 minute drive*

#### *‘Regional’ playgrounds*

##### Standards

used:      *All settlements: 30 minute drive*

##### Rationale:

*The Travel Standards have been informed by various factors:*

- *The geographic distribution of existing facilities and their distance from people.*
- *Minimum populations required to support viable services and facilities.*
- *Council and other service providers’ financial ability to deliver and maintain a network of services and facilities.*



## Findings of the Travel Accessibility Assessment

Detailed results of the Travel Accessibility Assessment are provided in Part B to this report. Summary results are shown in **Table M4** and **Maps M1 to M3** below.

### Small towns and rural areas:

Table M4 below provides tabular results of the assessment for each of the 22 small towns and rural areas; the same results are shown on Maps M1 to M3.

- The results show that all but 4 small towns have access to at least 1 'local' playground:
  - Barkstead
  - Clarendon
  - Dales Creek
  - Morrisons
- No small towns have access to 'District' playgrounds and only Myrniong, Balliang and Hopetoun Park are within the Travel Standard for 'Municipal' level.

### Ballan:

- Ballan has access to 2 'local' and 2 'district' playgrounds but these do not provide coverage for the whole urban area.

#### *Not shown on the maps\*:*

- Large parts of south and southwest Ballan are not within walking distance of the 4 public playgrounds (Ballan Recreation Reserve, McLean Reserve, Mill Park and Caledonian Park).
- The playground at the Ballan Recreation Reserve was removed in 2018 and is planned for replacement in 2019. This playground serves an important role in providing access to residents in the east and southeast of Ballan.

*\* at present, Bacchus Marsh is the only settlement assessed as an urban area. As the population of Ballan grows, it may be appropriate to also apply the urban assessment to Ballan.*

### Bacchus Marsh and Surrounds:

- Maps M1 and M2 show that large parts of the urban area are not within 400m of the 15 'local' playgrounds, or within 800m of the 3 'district' playgrounds. Well over 50% of dwellings in Darley, Bacchus Marsh and Maddingley do not have a playground within the defined Travel Standards. *Further analysis will be required to refine this estimate.*
- Map M3 shows that all but the far north of Darley is within the Travel Standard for 'Municipal' playgrounds, the only 1 being the Adventure Playground at Maddingley Park.
- The walkability of several playgrounds is limited by poor footpath connections and missing pedestrian crossings.

### *Gap analysis results (Travel Accessibility Assessment) - maps*

The following maps are provided in Part B to this report ('Detailed assessment data'):

**Map M1: Travel Accessibility Assessment results for 'Playgrounds (Local)'**

**Map M2: Travel Accessibility Assessment results for 'Playgrounds (District)'**

**Map M3: Travel Accessibility Assessment results for 'Playgrounds (Municipal)'**

*\* there is no map for 'Regional' playgrounds and therefore no Travel Accessibility Assessment results*

	Population within range <sup>1</sup>	Standard met/failed			Comments
		Local	District	Municipal	
Balliang	<100	✓	✗	✓	
Balliang East	100-200	✓	✗	✗	
Barkstead	<100	✗	✗	✗	No access to playgrounds
Blackwood	200-500	✓	✗	✗	
Bungaree	100-200	✓	✗	✗	
Clarendon	100-200	✗	✗	✗	No access to playgrounds
Dales Creek	200-500	✗	✗	✗	No access to playgrounds
Dunnstown	200-500	✓	✗	✗	
Elaine	<100	✓	✗	✗	
Gordon	500-2000	✓	✗	✗	
Greendale	500-2000	✓	✗	✗	
Hopetoun Park	500-2000	✓	✗	✓	
Korweinguboorra	200-500	✓	✗	✗	
Lal Lal	200-500	✓	✗	✗	
Morrisons	<100	✗	✗	✗	No access to playgrounds
Mt Egerton	200-500	✓	✗	✗	
Mt Wallace	<100	✓	✗	✗	
Myrniong	200-500	✓	✗	✓	
Navigators	200-500	✓	✗	✗	
Wallace	200-500	✓	✗	✗	
Yendon	200-500	✓	✗	✗	

**Table M4: results of the Travel Accessibility Assessment for small towns**

- ✓ Travel Standard met,
- ✗ Travel Standard failed

<sup>1</sup> Travel Standards have been assigned to small towns according to population ranges. As larger populations can support a wider range of services and facilities, travel distance / time standards are generally less (i.e. better) for larger settlements. For more information regarding this methodology refer to the Moorabool Community Infrastructure Planning Process on Council's website.

## Suitability Assessment findings

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### Purpose

*Facility-specific assessments that determine whether facilities are fit for their purpose and in adequate physical condition.*

The Suitability Assessment seeks to determine how suitable facilities are in terms of supporting the services or community activities delivered through them. The Suitability Assessment has two components: building condition and fitness for purpose.

### Findings of the Suitability Assessment

Specialist skills and safety criteria are required to assess the condition and fitness for purpose of play facilities. As such, in-house Suitability Assessments were not developed and were not conducted. However, a number of broad findings for the suitability of playgrounds are listed below.

*Note, the following findings are not informed by a professional condition, risk or safety audit.*

#### Small towns and rural areas:

All 21 publicly-accessible play spaces recorded for small towns and rural areas are 'local' level playgrounds with a narrow range of equipment. All these provide only limited play opportunities that are restricted to traditional 'equipped' playgrounds that lack the elements of 'natural play' recommended by Council's *Play Strategy (2015)*.

Most playgrounds in small towns and rural areas are old and not especially attractive for people to travel to.

#### Ballan:

The 3 publicly-accessible playgrounds<sup>2</sup> in Ballan are generally fit for purpose. Mill Park and Caledonian Park were both recorded as 'District' level facilities due to their location within significant local reserves.

Other findings of note include:

- McLean Reserve playground is very small in size, comprising only one multi-function piece of equipment in suitable condition.
- Mill Park Reserve playground is fairly well-equipped and in suitable condition.
- Caledonian Park playground comprises one large multi-functional piece of equipment in suitable condition, located with BBQ / picnic facilities.

#### Bacchus Marsh and Surrounds:

15 of the 19 publicly-accessible playgrounds across Bacchus Marsh and Surrounds are 'local' level facilities that provide a limited range of equipment. As a result, they are unlikely to attract users from catchments much further than the current '400m walk' travel standard.

All playgrounds in Bacchus Marsh and Surrounds are traditional 'equipped' playgrounds that lack the elements of 'natural play' recommended by Council's *Play Strategy (2015)*.

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<sup>2</sup> The playground at the Ballan Recreation Reserve was removed in 2018 due to its age and poor condition.

At least 3 playgrounds are located in small reserves that are unsigned, are not visible from roads and therefore serve only the properties within very close proximity to them:

- Gleneagles Court Reserve, Darley
- Silverdale Drive Reserve, Darley
- Barbara Court Reserve, Bacchus Marsh

## Attachment M

<b>Use Group:</b>	Children and young people
<b>Use(s):</b>	N. Skate and BMX parks / tracks

**Go to:**

[Existing infrastructure](#)

[Quantity Assessment finding](#)

[Utilisation Assessment findings](#)

[Travel Accessibility Assessment findings](#)

[Suitability Assessment findings](#)

*Summaries of the key findings from this assessment are provided in the main Community Infrastructure Needs Analysis Key Findings & Recommendations report.*

*Detailed assessment results are provided in Part B to this report. Where available, Building Condition audits and Fitness for Purpose assessments that have informed the Suitability Assessment may be requested directly from Moorabool Shire Council.*

**Definition(s):****BMX park or track:**

Purpose-built surfaces or equipment intended for BMX riding or racing.

**Skate park:**

Purpose-built surfaces or equipment intended for skateboarding.

**Notes***Revision and update of the Quantity Standards*

The Quantity Standards are directly informed by the current levels of public use that existing facilities receive. This is because Council cannot reasonably determine Quantity Standards without first understanding how well, or how poorly, existing facilities are used.

## Existing infrastructure

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The following facilities within Moorabool Shire were recorded through the Community Infrastructure Audit and assessed for this report:

Facility	Owner	Operator
Ballan Recreation Reserve skate park	State Government	Committee of Management
Darley Park BMX 'pump' track	Council	Council
Rotary Park skate park, Bacchus Marsh	Council	Council
Bacchus Marsh Racecourse Recreation Reserve BMX race track (under construction)	Council	Council

**Table N1: Existing infrastructure (within Moorabool Shire)**

No facilities outside of the Shire were recorded as none are considered close enough to provide for Moorabool residents.

## Quantity Assessment findings

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### Purpose

*A strategic assessment to determine whether there are enough facilities in relation to population size.*

The Quantity Assessment determines whether there is currently a suitable and sufficient quantity of services or facilities to meet the needs of the population of an area. It seeks to identify any under or over-provision that exists now and, using Council's population forecasts, may exist in the future.

### *Note regarding notation:*

- *The needs analyses generally uses whole integers when referring to undersupply or oversupply. This is because it is often not possible in reality to provide fractions of facilities. The actual modelling used by Council uses 1 decimal place. Demand for 0.5 of a facility or greater has been rounded up to a figure of '1'.*
- *Figures that refer to an undersupply are prefixed with '-' and oversupply prefixed with '+'.*
- *The name 'Bacchus Marsh and Surrounds' refers to the urban areas of Darley, Bacchus Marsh and Maddingley.*

### The Quantity Standard

*Ballan is deemed to be the smallest population that can reasonably support either skate or BMX facilities. Therefore, the trigger population for both have been set as 500 people aged 10-30 years.*

*However, insufficient utilisation data was available to determine a meaningful Quantity Standard for either skate or BMX facilities (i.e. the largest population that a single facility can serve). For now, this assessment simply works on the basis that the individual populations of Ballan, Darley, central Bacchus Marsh and Maddingley are all large enough to support 1 skate or BMX facility.*

### Findings of the Quantity Assessment

#### Small towns and rural areas:

- No small towns in the Shire exceed the population trigger for either skate or BMX facilities of 500 people aged 10-30 years.

#### Ballan:

- Ballan is the smallest town that can support a BMX or skate facility, with a relatively small population of 793 10-39 year olds. That population is forecast to increase to 1,405 by 2041, which will still require only the 1 facility (from a quantity perspective).

#### Bacchus Marsh and Surrounds:

- The current populations of Darley, central Bacchus Marsh and Maddingley are each large enough to support a single skate or BMX facility.
- Until a better understanding of utilisation is developed, it is recommended that 3 facilities spread across Darley, Bacchus Marsh and Maddingley should be sufficient to meet demand up to 2041.

## Utilisation Assessment findings

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### **Purpose**

*Facility-specific assessments that determine whether services and facilities have adequate capacity to meet community demand.*

The Utilisation Assessment examines the current level of use of facilities and determines whether or not they have capacity to accommodate existing and/or increased use.

### **Findings of the Utilisation Assessment**

*Utilisation data was not available for skate or BMX facilities. As such, a Utilisation Assessment was not conducted.*

All that is known about current use of skate and BMX facilities is:

- Feedback from the Ballan Recreation Reserve Master Plan indicated that the Ballan skate facilities are valued within the Ballan community.
- The Bacchus Marsh BMX Club has a membership base of approximately 90 at the moment, however they are optimistic that the new BMX track at the Bacchus Marsh Racecourse Recreation Reserve will help grow this number significantly.
- The *Recreation & Leisure Strategy 2015-2021* identified BMX riding as a ‘popular activity with high participation’ in Bacchus Marsh



## Travel Accessibility Assessment findings

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### Purpose

*A strategic assessment to determine whether people can travel to services and facilities within a reasonable journey time.*

The Travel Accessibility Assessment examines the geographic distribution of existing facilities and their relationship to public transport (train station and bus stops) and car parking. It assesses whether facilities are accessible within a reasonable journey distance or time from where people live and identifies any significant spatial gaps in provision.

### The Travel Standard: Library (centre-based)

#### Standards

used: *Population trigger: 500 persons aged 10-30 within a 10 minute cycle ride (3 km)*  
*All settlements: 10 minute cycle ride (3 km)*

#### Rationale:

*The Travel Standards have been informed by various factors:*

- *The geographic distribution of existing facilities and their distance from people.*
- *Minimum populations required to support viable services and facilities.*
- *Council and other service providers' financial ability to deliver and maintain a network of services and facilities.*

Skate and BMX facilities are treated by this assessment as local facilities that users primarily or even exclusively ride or skate to. As such, drive time standard has not been set for small towns and rural areas.

### Findings of the Travel Accessibility Assessment

*Detailed results of the Travel Accessibility Assessment are provided in Part B to this report. Summary results are shown in **Table N2** and **Map N1** below.*

#### Small towns and rural areas:

- As the Travel Standard is set to '10 minute cycle ride (3 km)' and all small towns and rural areas have populations below the trigger population set by the Quantity Assessment, the results show that none have access to skate or BMX facilities.

#### Ballan:

- Ballan meets the Travel Standard for skate parks as the whole of Ballan township is within a 3km ride of the Recreation Reserve. However, as the Reserve is at the far west end of town, a more central location within Ballan would be preferable.
- The current skate park is not ideally designed for BMX use. As recommended by the Suitability Assessment, any future upgrade to or replacement of the park should be designed to suit skateboards and BMXs. This would provide better travel accessibility to both facility types.

Bacchus Marsh and Surrounds:

- Map N1 shows that the 3km travel catchments around each suggest:
  - Most of Darley has access to BMX but not skate, with only the far north beyond 3kms from either;
  - Central Bacchus Marsh has access to skate only, but western Bacchus Marsh does not;
  - West Maddingley will have access to the new track at the Racecourse Reserve only, while eastern Maddingley has access to Rotary Park skate park only.
  - There is very little overlap in the catchments with access to both skate and BMX.

	Population within range <sup>1</sup>	Travel Standard	Standard met/failed	Comments
Balliang	<100	10 minute cycle ride (3 km)	✗	No small towns have populations large enough to support local skate or BMX facilities and none are within a 3km ride of facilities in Ballan, Bacchus Marsh or Ballarat.
Balliang East	100-200		✗	
Barkstead	<100		✗	
Blackwood	200-500		✗	
Bungaree	100-200		✗	
Clarendon	100-200		✗	
Dales Creek	200-500		✗	
Dunnstown	200-500		✗	
Elaine	<100		✗	
Gordon	500-2000		✗	
Greendale	500-2000		✗	
Hopetoun Park	500-2000		✗	
Korweinguboorra	200-500		✗	
Lal Lal	200-500		✗	
Morrisons	<100		✗	
Mt Egerton	200-500		✗	
Mt Wallace	<100		✗	
Myrniong	200-500		✗	
Navigators	200-500		✗	
Wallace	200-500		✗	
Yendon	200-500		✗	

**Table N2: results of the Travel Accessibility Assessment for small towns**

✗ Travel Standard failed

*Gap analysis results (Travel Accessibility Assessment) - maps*

The following maps are provided in Part B to this report ('Detailed assessment data'):

**Map N1: Travel Accessibility Assessment results for 'Skate and BMX parks / tracks'**

<sup>1</sup> Travel Standards have been assigned to small towns according to population ranges. As larger populations can support a wider range of services and facilities, travel distance / time standards are generally less (i.e. better) for larger settlements. For more information regarding this methodology refer to the Moorabool Community Infrastructure Planning Process on Council's website.

## Suitability Assessment findings

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### Purpose

*Facility-specific assessments that determine whether facilities are fit for their purpose and in adequate physical condition.*

The Suitability Assessment seeks to determine how suitable facilities are in terms of supporting the services or community activities delivered through them. The Suitability Assessment has two components: building condition and fitness for purpose.

### Findings of the Suitability Assessment

Specialist skills and safety criteria are required to assess the condition and fitness for purpose of skate and BMX facilities. As such, in-house Suitability Assessments were not developed for skate and BMX facilities and therefore the Suitability Assessment was not conducted.

However, a key factor relating to suitability that has informed this needs assessment and the development of recommendations is that where possible, 'park' facilities that are suitable for both skate and BMX are preferable to those that are suitable for skate or BMX alone. This only applies to hard surface (e.g. steel / concrete) parks like the ones at Ballan and Rotary Park; it does not apply to packed earth BMX race tracks such as Darley Park and BM Racecourse Recreation Reserve.

Where financial constraints prevent the provision of both skate and BMX facilities, dual-use skate/BMX parks should be considered as a means of meeting the needs of both user groups.

#### Small towns and rural areas:

*No facilities*

#### Ballan:

- A professional assessment of the Ballan skate park was conducted in July 2018 to inform future planning for the Recreation Reserve. The assessment assessed the condition of the skate park as poor, with a lifespan remaining of less than 5 years.
- As a result of the assessment, Council and the Committee of Management are currently exploring options to remove and relocate the park elsewhere in Ballan.
- The current park is designed primarily for use by skaters but its steel and concrete construction means it can be used (and is used) by BMX riders.

#### Bacchus Marsh and Surrounds:

- The current population of 10-30 year olds in Darley (2,681) is larger than the current populations of either Bacchus Marsh (1,860) or Maddingley (1,115). Yet, the Darley Park BMX 'pump' track is only a small facility designed to serve a local community. It is understood that the facility is utilised but not as much as either the Ballan or Rotary Park skate facilities.
- The Rotary Park skate park is the largest and most well used of all the BMX/skate parks. It is designed primarily for use by skaters but its steel and concrete construction means it can be used (and is used) by BMX riders.
- The new BMX race track at the BM Racecourse Recreation Reserve will be of 'regional' size and has been designed for competition use.

## Attachment O

<b>Use Group:</b>	Children and young people
<b>Use(s):</b>	O. Youth spaces and youth support

### Go to:

[Existing infrastructure](#)

[Quantity Assessment finding](#)

[Utilisation Assessment findings](#)

[Travel Accessibility Assessment findings](#)

[Suitability Assessment findings](#)

*Summaries of the key findings from this assessment are provided in the main Community Infrastructure Needs Analysis Key Findings & Recommendations report.*

*Detailed assessment results are provided in Part B to this report. Where available, Building Condition audits and Fitness for Purpose assessments that have informed the Suitability Assessment may be requested directly from Moorabool Shire Council.*

### Definition(s):

#### Youth space:

Facilities that support the delivery of programs and services for young people aged 12-25 years. Facilities are either dedicated for use as a youth space or designed and managed to foster a sense of identity and belonging relevant to young people.

#### Youth support:

A wide range of support, referral or development activities delivered through a mix of targeted programs and drop-in services addressing factors such as unemployment, housing, poverty, mental health, gambling, and substance use.

## Notes

### *Youth support through a dedicated youth space*

As identified in the *Moorabool Youth Space Feasibility Study* (2016), this assessment recognises that Council is not the sole provider of youth services within the Shire. Council's role is to support the provision of space to attract and facilitate other service providers to meet the existing and future needs of young people and the community.

The scope of this assessment is to consider the need for facilities within the Shire that provide space suitable for recreation by young people and the support activities of youth service providers.

## Existing infrastructure

The following facilities catering for youth within Moorabool Shire were recorded through the Community Infrastructure Audit and assessed for this report:

Facility / service	Service type	Operator
Studio 22 (Darley Civic & Community Hub)	Youth space	Moorabool Shire Council

**Table O1: Existing infrastructure (within Moorabool Shire)**

To inform the Travel Accessibility Assessment, the following services outside of but within 20 minutes' drive of towns within the Shire, were also recorded and mapped. The scope of service providers listed below has been restricted to those that are targeted specifically at young people aged 12-25 and are not restricted to students of certain schools.

Facility / service	Service type	Operator
Headspace, Ballarat (mental health, drug and alcohol, health and wellbeing)	Youth support	Headspace
Ballarat Community Health (Alcohol and Drug Youth Outreach Service)	Youth support	Ballarat Community Health
Berry Street, Ballarat (Housing programs; under 21s)	Youth support	Berry Street
Centrelink at Bacchus Marsh Community College (Youth Allowance, Austudy information, employment services)	Youth support	Centrelink
Child and Family Services (CAFS), Bacchus Marsh (various programs including Creating Connections, Reconnect, Step Up and HEAL)	Youth support	Child and Family Services
Djerriwarrh Health Services, Bacchus Marsh Community Health Centre (various health programs)	Youth support	Djerriwarrh Health Services
Melton Youth Facility	Youth space Youth support	Melton City Council
Sebastopol Youth Centre	Youth space Youth support	Rise Christian Church
Uniting Care, Ballarat (alcohol and drug program, youth outreach)	Youth support	Uniting Care
YMCA Youth Centre, South Ballarat (Delacombe Community Hub)	Youth space Youth support	YMCA
YMCA Youth Centre, Wendouree	Youth space Youth support	YMCA

**Table O2: Existing infrastructure (accessible from Moorabool Shire)**

## Quantity Assessment findings

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### Purpose

*A strategic assessment to determine whether there are enough facilities in relation to population size.*

The Quantity Assessment determines whether there is currently a suitable and sufficient quantity of services or facilities to meet the needs of the population of an area. It seeks to identify any under or over-provision that exists now and, using Council's population forecasts, may exist in the future.

### *Note regarding notation:*

- The name 'Bacchus Marsh and Surrounds' refers to the urban areas of Darley, Bacchus Marsh and Maddingley.

### The Quantity Standard

The size of population required to justify and support a dedicated youth space is highly dependent on the travel accessibility of the site. The Utilisation Assessment identified that approximately a third of people attending the Studio 22 youth space live in Darley, another third in Bacchus Marsh and another third in Maddingley. Approximately 50% travel by bus, a further 40% walk, cycle or skate, and only a small number are driven. This shows that even a small 'interim' youth facility like Studio 22 can have a catchment that spans the whole urban area, but that public transport and walkability are critical.

Consultation conducted through the *Moorabool Youth Space Feasibility Study* (2016) suggests that around 50% of 12-25 year olds think they would use a youth space. In contrast, the Utilisation Assessment suggests a much smaller percentage actually attend Studio 22. However, it is important to note that Studio 22 is small, not especially attractive as a youth space, and only open for 2 evenings per week. It is also in a somewhat isolated location and the only public transport is an hourly bus service. Yet, young people are regularly travelling over 30 minutes in each direction. As such, utilisation of Studio 22 is considered by this assessment to represent the lower end of likely utilisation of a larger, more fit for purpose facility located more centrally within Bacchus Marsh and Surrounds.

The Utilisation Assessment also found that all people attending Studio 22 were aged between 12 and 21. As such, this age group has been used by the Quantity Standard.

The Quantity Assessment takes account of the above findings and determines that the current population of 12-21 year olds across Bacchus Marsh and Surrounds is above the minimum required to support a youth space. Accordingly, the minimum population required to support a dedicated youth space – i.e. the 'population trigger' – is set at 2,000 people aged 12 to 21 years within a 30 minute walk or public transport catchment. The Quantity Standard is set at 1 per 5,000, anticipating that a dedicated facility would have capacity to service a population much larger than the current population of Bacchus Marsh and Surrounds.

## Findings of the Quantity Assessment

Table O3 shows the current and future estimated population of 12-21s for urban areas:

	Forecast population		
	Mid-2019	2031	change 2019-31
Ballan	426	591	39%
<b>Bacchus Marsh &amp; Surrounds</b>	<b>2,743</b>	<b>3,409</b>	<b>24%</b>
<i>Darley</i>	<i>1,396</i>	<i>1,344</i>	<i>-4%</i>
<i>Bacchus Marsh</i>	<i>854</i>	<i>1,110</i>	<i>30%</i>
<i>Maddingley</i>	<i>492</i>	<i>955</i>	<i>94%</i>

**Table O3: Population estimates for 12 to 21 year olds**

(source: <https://forecast.id.com.au/moorabool>)

Given the minimum population trigger of 2,000 people aged 12 to 21 years living within a 30 minute travel catchment, Bacchus Marsh and Surrounds is the only location that could support a dedicated youth space.

### Small towns and rural areas:

No small towns in the Shire exceed the population trigger for a youth space. Rural areas will continue to have to access facilities in Ballan and Bacchus Marsh and outside of the Shire in Ballarat and Melton.

It may be possible for youth service providers to deliver youth activities and programs through outreach models. It should be noted, however, that unless communities arrange their own local programs, small populations and long travel times significantly affect the viability of outreach programs.

### Ballan:

- The current population of Ballan is not sufficient to support a dedicated youth space. However, the population of over 400 young people may be sufficient to support programs delivered through other community facilities.

### Bacchus Marsh and Surrounds:

- Individually, Darley, Bacchus Marsh and Maddingley do not have populations large enough to support a dedicated youth space, but the wider Bacchus Marsh and Surrounds area overall has sufficient population.
- There is a significant population of 12-21 year olds in Darley, but that population is forecast to decline very slightly up to 2041.
- Maddingley is forecast to experience by far the largest growth in 12-21 year olds.

## Utilisation Assessment findings

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### Purpose

*Facility-specific assessments that determine whether services and facilities have adequate capacity to meet community demand.*

The Utilisation Assessment examines the current level of use of facilities and determines whether or not they have capacity to accommodate existing and/or increased use.

### The Utilisation Standard

As there is only the one 'interim' youth space operating in the Shire, there is insufficient data to warrant a Utilisation Standard.

### Findings of the Utilisation Assessment

#### Small towns and rural areas:

*no facilities*

#### Ballan:

*No facilities*

#### Bacchus Marsh and Surrounds:

The Studio 22 youth space currently operates 2 evenings per week 3.30pm until 6pm. Council's youth service estimates:

- Over the 12 months Jan 2018 to Jan 2019, the service made 542 contacts with people attending Studio 22. It is not possible to tell how many unique individuals this represents.
- On average, 12 people attend each session for 2 hours each.
- Attendance is an even 50:50 split between males and females
- 50% arrive by bus, 40% walk, cycle or skate, and only 10% arrive by car
- Many people travel for up to and over 30 minutes each direction
- The age breakdown of attendees is:
  - 12-14 yrs = 46%
  - 15 to 18 = 51%
  - 18 to 21 = 3%
  - Over 21 = 0%

The above figures show that Studio 22 is only operating for a short period each week, but that it is well used during that time. They also show that people are travelling for considerable distance and time to attend, despite it being a small 'interim' facility in the far north west of the urban area.

Current attendance is certainly below the '50% of 12-25s' suggested by the community consultation conducted for the Youth Spaces Feasibility Study (2016) but do suggest significant demand nonetheless.

The results of the Utilisation Assessment have directly informed the development of the Quantity Standard for youth spaces.



## Travel Accessibility Assessment findings

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### Purpose

*A strategic assessment to determine whether people can travel to services and facilities within a reasonable journey time.*

The Travel Accessibility Assessment examines the geographic distribution of existing facilities and their relationship to public transport (train station and bus stops) and car parking. It assesses whether facilities are accessible within a reasonable journey distance or time from where people live and identifies any significant spatial gaps in provision.

### The Travel Standard

#### Standards

used: *Population trigger: 2,000 people aged 12-21 within a 30 minute walk or public transport catchment*

*All settlements: 30 minute (2.5 km) walk, 30 minute public transport journey, or a 15 minute drive*

#### Rationale:

*The Travel Standards have been informed by various factors:*

- *The geographic distribution of existing facilities and their distance from people.*
- *Minimum populations required to support viable services and facilities.*
- *Council and other service providers' financial ability to deliver and maintain a network of services and facilities.*

Recognising that many young people who would attend a youth space are too young to drive, the preferred catchment for a facility in urban areas is a maximum 30 minute walk or public transport journey. In rural areas, the Standard is set as a 15 minute drive. This is because people under the driving age limit will need to be driven to and collected from a youth space and 15 minutes each way is deemed a reasonable maximum for parents to want to travel.

### Findings of the Travel Accessibility Assessment

*Detailed results of the Travel Accessibility Assessment are provided in Part B to this report. Summary results are shown in **Table O4** and **Map O1** below.*

The Travel Accessibility Assessment includes all 'youth space' facilities listed in Table O2 but not those recorded as 'youth support'. When interpreting Table O4 and Map O2, the presence of these other providers must be kept in mind.

#### Small towns and rural areas:

Table O4 below provides tabular results of the assessment for each of the 22 small towns and rural areas; the same results are shown on Map O1.

- The results show that only the small towns nearest to Bacchus Marsh, Ballarat and Melton meet the travel standard.
- Although the map suggests towns in the west are serviced by the youth facilities in Ballarat, it is understood that very few Moorabool residents actually use youth spaces in Ballarat.

Ballan:

- Ballan does not quite meet the standard of a 15 min drive. However, Studio 22 is only 16 minutes, so 1 minute over. Ballarat facilities are all over 25 minutes.

*Note: at present, Bacchus Marsh is the only settlement assessed as an urban area. As the population of Ballan grows, it may be appropriate to also apply the urban assessment to Ballan.*

Bacchus Marsh and Surrounds:

- Map O1 shows that a 2.5km walking catchment around the Studio 22 youth space covers most of Darley and parts of western Bacchus Marsh, whereas a 30 minute bus journey or 15 minute drive covers all of Bacchus Marsh and Surrounds<sup>1</sup>. The Melton Youth Facility is also within 15 minutes of all of Darley and Bacchus Marsh, and most of Maddingley.
- Maddingley and most of Bacchus Marsh do not have any youth spaces within a 2.5km walk.
- It should be noted that CAFS, Centrelink and Djerriwarrh Health Services provides youth support services within Bacchus Marsh but are not shown on the map of youth spaces. All 3 of these providers are located within central Bacchus Marsh.

*Gap analysis results (Travel Accessibility Assessment) - maps*

The following maps are provided in Part B to this report ('Detailed assessment data'):

**Map O1: Travel Accessibility Assessment results for 'Youth space'**

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<sup>1</sup> The dual analysis of both a 2.5km (30 minute) walk and either a 30 minute bus journey or 15 minute drive accounts for the fact that some users walk / cycle, some get public transport and others are driven by others such as parents.

	Population within range <sup>2</sup>	Travel Standard	Standard met/failed	Comments
<b>Balliang</b>	<100	15 minute drive	✗	The nearest facility is Studio 22 (25 minute drive)
<b>Balliang East</b>	100-200	15 minute drive	✗	The nearest facility is Studio 22 (20 minute drive)
<b>Barkstead</b>	<100	15 minute drive	✗	The nearest facilities are 'The Space' Ballarat and the Wendouree West Youth Centre (both a 25 minute drive)
<b>Blackwood</b>	200-500	15 minute drive	✗	The nearest facility is Studio 22 (23 minute drive)
<b>Bungaree</b>	100-200	15 minute drive	✓	The nearest facilities are 'The Space' Ballarat and the Wendouree West Youth Centre (both a 13 minute drive)
<b>Clarendon</b>	100-200	15 minute drive	✗	The nearest facilities are 'The Space' Ballarat and the Ballarat South Youth Centre (both a 19 minute drive)
<b>Dales Creek</b>	200-500	15 minute drive	✗	The nearest facility is Studio 22 (20 minute drive)
<b>Dunnstown</b>	200-500	15 minute drive	✓	The nearest facilities are 'The Space' Ballarat (12 minute drive) and the Wendouree West Youth Centre (14 minute drive)
<b>Elaine</b>	<100	15 minute drive	✗	The nearest facilities are 'The Space' Ballarat and the Ballarat South Youth Centre (both a 27 minute drive)
<b>Gordon</b>	500-2000	15 minute drive	✗	The nearest facilities are 'The Space' Ballarat (20 minute drive) and the Wendouree West Youth Centre (22 minute drive)
<b>Greendale</b>	500-2000	15 minute drive	✓	The nearest facility is Studio 22 (15 minute drive)
<b>Hopetoun Park</b>	500-2000	15 minute drive	✓	The nearest facilities are Melton Youth Facility (6 minute drive) and Studio 22 (9 minute drive)

<sup>2</sup> Travel Standards have been assigned to small towns according to population ranges. As larger populations can support a wider range of services and facilities, travel distance / time standards are generally less (i.e. better) for larger settlements. For more information regarding this methodology refer to the Moorabool Community Infrastructure Planning Process on Council's website.

	Population within range <sup>2</sup>	Travel Standard	Standard met/failed	Comments
<b>Korweinguboora</b>	200-500	15 minute drive	✗	The nearest facilities are 'The Space' Ballarat and Studio 22 (both 28 minute drive)
<b>Lal Lal</b>	200-500	15 minute drive	✗	The nearest facilities are 'The Space' Ballarat (17 minute drive) and the Ballarat South Youth Centre (22 minute drive)
<b>Morrison's</b>	<100	15 minute drive	✗	The nearest facilities are 'The Space' Ballarat and the Ballarat South Youth Centre (both a 34 minute drive)
<b>Mt Egerton</b>	200-500	15 minute drive	✗	The nearest facilities are 'The Space' Ballarat (23 minute drive) and the Wendouree West Youth Centre (25 minute drive)
<b>Mt Wallace</b>	<100	15 minute drive	✗	The nearest facility is Studio 22 (30 minute drive)
<b>Myrniong</b>	200-500	15 minute drive	✓	The nearest facility is Studio 22 (10 minute drive)
<b>Navigators</b>	200-500	15 minute drive	✓	The nearest facilities are 'The Space' Ballarat (9 minute drive) and the Ballarat South Youth Centre (14 minute drive)
<b>Wallace</b>	200-500	15 minute drive	✓	The nearest facilities are 'The Space' Ballarat (15 minute drive) and the Wendouree West Youth Centre (17 minute drive)
<b>Yendon</b>	200-500	15 minute drive	✓	The nearest facilities are 'The Space' Ballarat (13 minute drive) and the Ballarat South Youth Centre (17 minute drive)

**Table O4: results of the Travel Accessibility Assessment for small towns**

- ✓ Travel Standard met,
- ✗ Travel Standard failed

## Suitability Assessment findings

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### Purpose

*Facility-specific assessments that determine whether facilities are fit for their purpose and in adequate physical condition.*

The Suitability Assessment seeks to determine how suitable facilities are in terms of supporting the services or community activities delivered through them. The Suitability Assessment has two components: building condition and fitness for purpose.

### *Building condition vs fitness for purpose*

For Council-owned facilities (i.e. Council assets), the Suitability Assessment includes data from audits of building condition conducted in June 2018. The condition audits are a technical assessment of the physical condition and integrity of the structure and fit out of the building.

Fitness for purpose assessments were also conducted. These seek to understand how well existing facilities meet the needs of users and staff and how they compare with contemporary facility standards.

### The Suitability Standards

Table O5 (overleaf) provides the 1-to-5 scoring system used by the building condition audits and fitness for purpose assessments. It is important to note that low values represent better condition or fitness for purpose.

### *Building condition*

#### Standard

used: *Minimum standards for building condition are not used. Instead, condition scores are qualitatively assessed and compared with the fitness for purpose assessment findings.*

Rationale: *During audits, separate condition scores are assigned for different components of buildings such as roof, sub-structure, floor coverings and electrical services. These component scores are entered into Council's asset management systems and subsequently inform the annual maintenance, renewal and upgrade programmes.*

Score		Building condition	Fitness for purpose
1	Very good	Near new condition with no obvious signs of wear.	Fully meets service needs with no impact on delivery of services/activities, AND No identified risks to users or building integrity
2	Good	Good condition with limited signs of wear. Does not require any special attention.	Minor impact on ability to deliver the required services/activities, OR Minor identified risks to users or building integrity
3	Fair	Generally good condition with some evidence of minor defects in local spots. Requires some planned maintenance to prevent further deterioration and to return it to a very good condition.	Moderate impact on ability to deliver the required services/activities, OR Moderate identified risks to users or building integrity
4	Poor	Evidence of significant defects in multiple locations. Requires major maintenance to prevent further deterioration and to return it to a very good condition. Will need to be renewed, upgraded or disposed in near future. Is reflected via inclusion in the 10 year Capital Works Plan.	Significant impact on ability to deliver the required services/activities, OR Significant identified risks to users or building integrity
5	Very poor	In need of major repair and referred to the capital works program for renewal / replacement / disposal. Will need to be renewed, upgraded or disposed in near future. Is reflected via inclusion in the 2-5 year Capital Works Plan.	Severe impact - required services cannot be delivered/activities, OR Severe identified risks to users or building integrity
6	End of service life	No remaining service potential.	Not used

Table O5: scoring system used for the Suitability Assessment

### *Fitness for purpose*

*Two overall scores are determined for each facility: one for current fitness for purpose and another for future fitness for purpose (notionally 5 years' time). Both overall scores are then classified as per the standards below.*

#### Standards

used:	1 to 2: 'Fit for purpose'	equivalent to the top 25%
	2 to 3: 'Attention required (minor)'	equivalent to upper 25% to 50%
	3 to 4: 'Attention required (major)'	equivalent to lower 25% to 50%
	4 to 5: 'Unfit for purpose'	equivalent to bottom 25%

Rationale: *The above scores represent 25% bands where the top 25% indicate facilities that are fit for purpose and the bottom 25% unfit. Scores in between are graded into facilities that exhibit major and minor issues.*

### **Findings of the Suitability Assessment**

*Detailed Building Condition audit and Fitness for Purpose assessment data may be requested directly from Moorabool Shire Council. Summary results are provided through **Table O6** (overleaf).*

#### Small towns and rural areas:

There are no youth spaces within small towns.

#### Ballan:

There are no youth spaces within Ballan.

#### Bacchus Marsh and Surrounds:

The Studio 22 youth space was assessed as 'Attention required (major)' due to a number of factors affecting its fitness for purpose:

- Not centrally located. Young people do travel to the facility but it is a long journey. Location within Darley Hub away from other uses (especially evening uses) is not a particularly safe location.
- Inadequate kitchen.
- Single room only with no capacity for secondary spaces; overall not the right configuration for a youth space

Council fitted out the Studio 22 facility as a result of the *Youth Spaces Feasibility Study (2016)* that concluded need for a youth facility in Bacchus Marsh. But Studio 22 is only intended as an interim solution while investigations continue into the feasibility of a more fit for purpose facility at the Andy Arnold Centre or another location yet to be determined.

Name	Building condition	Fitness for purpose			
		Score - Now	Classification - Now	Score - Future	Classification - Future
Small towns and rural areas					
no facilities	n/a				
Ballan					
no facilities	n/a				
Bacchus Marsh and Surrounds					
Studio 22	• All components good to average	3.1	Attention required (major)	3.4	Attention required (major)

Table O6: overall Suitability Assessment findings for youth spaces